

6 Doctor Gracie Drive

EAST LOTHIAN, PRESTONPANS, EH32 9GQ



*BEAUTIFULLY PRESENTED TWO BEDROOM COACH HOUSE WITH
GARAGE IN A SOUGHT-AFTER MODERN DEVELOPMENT*



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Nestled within a popular modern development in Prestonpans, this beautifully presented two-bedroom coach house offers bright, spacious and contemporary accommodation, complete with the added benefit of a private garage, making it an ideal purchase for first-time buyers, professionals or those looking to downsize.

Flooded with natural light throughout, the property enjoys a bright and airy feel, creating a warm and welcoming atmosphere. The generous open-plan living and dining area provides an excellent space for both relaxing and entertaining, while the modern fitted kitchen offers ample storage and workspace.

The Property





There are two well-proportioned double bedrooms, both presented to a high standard, along with a stylish family bathroom. The property has been exceptionally well maintained throughout and is offered in true move-in condition.



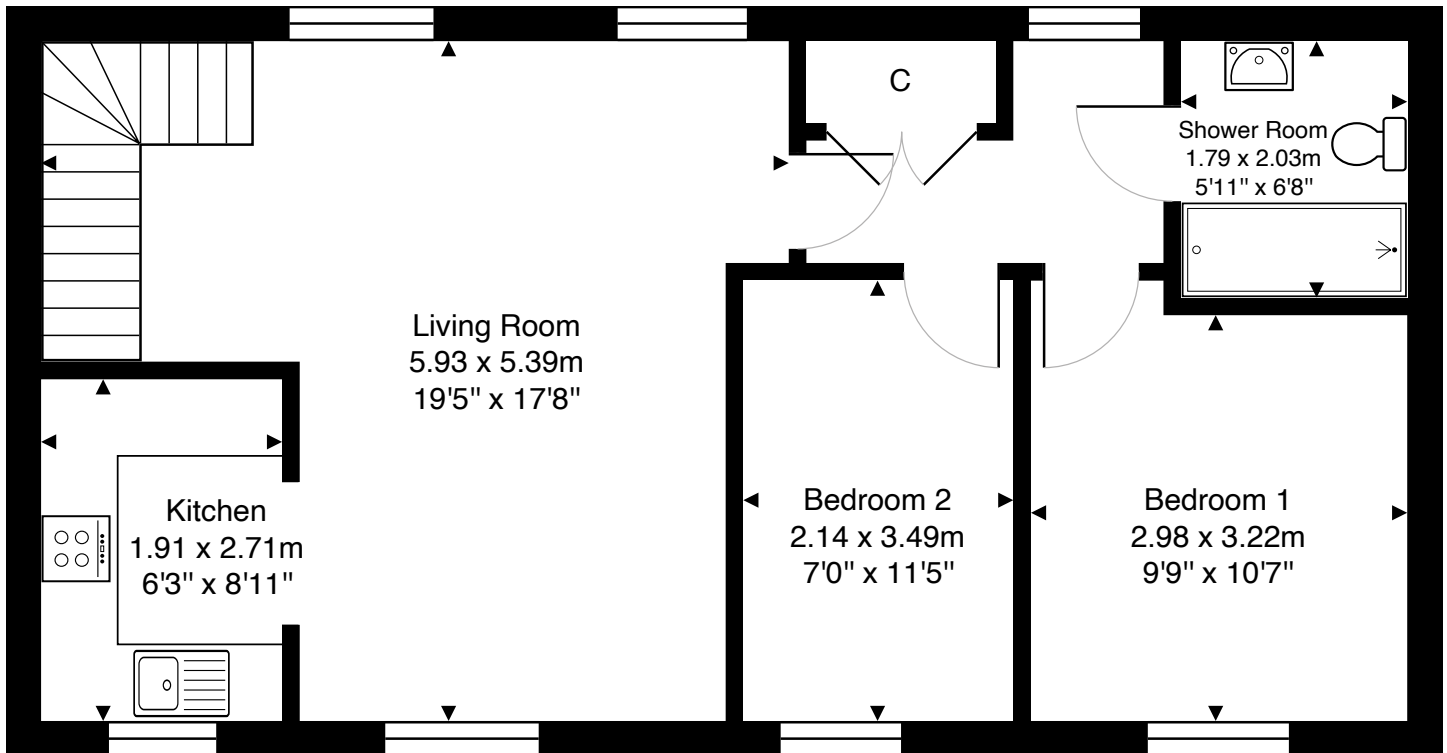
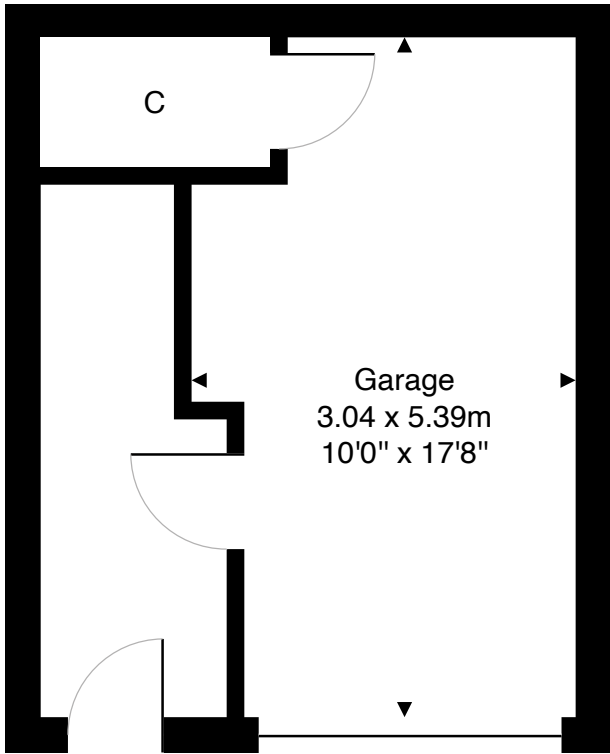


Bedroom 2









Gross internal floor area (m²): 61m²
81m² Including garage
EPC Rating: C

Floor Plan



Externally, the property benefits from a private garage, providing secure parking, excellent storage or additional workspace, together with further residents' and visitor parking within the development. Situated within a desirable residential development, the property enjoys a peaceful setting while remaining within easy reach of local amenities, excellent transport links and Prestonpans railway station, offering convenient access to Edinburgh and beyond.

Combining bright and spacious accommodation, modern finishes, a private garage and a highly convenient location, this superb coach house is sure to appeal to a wide range of buyers. Early viewing is highly recommended.

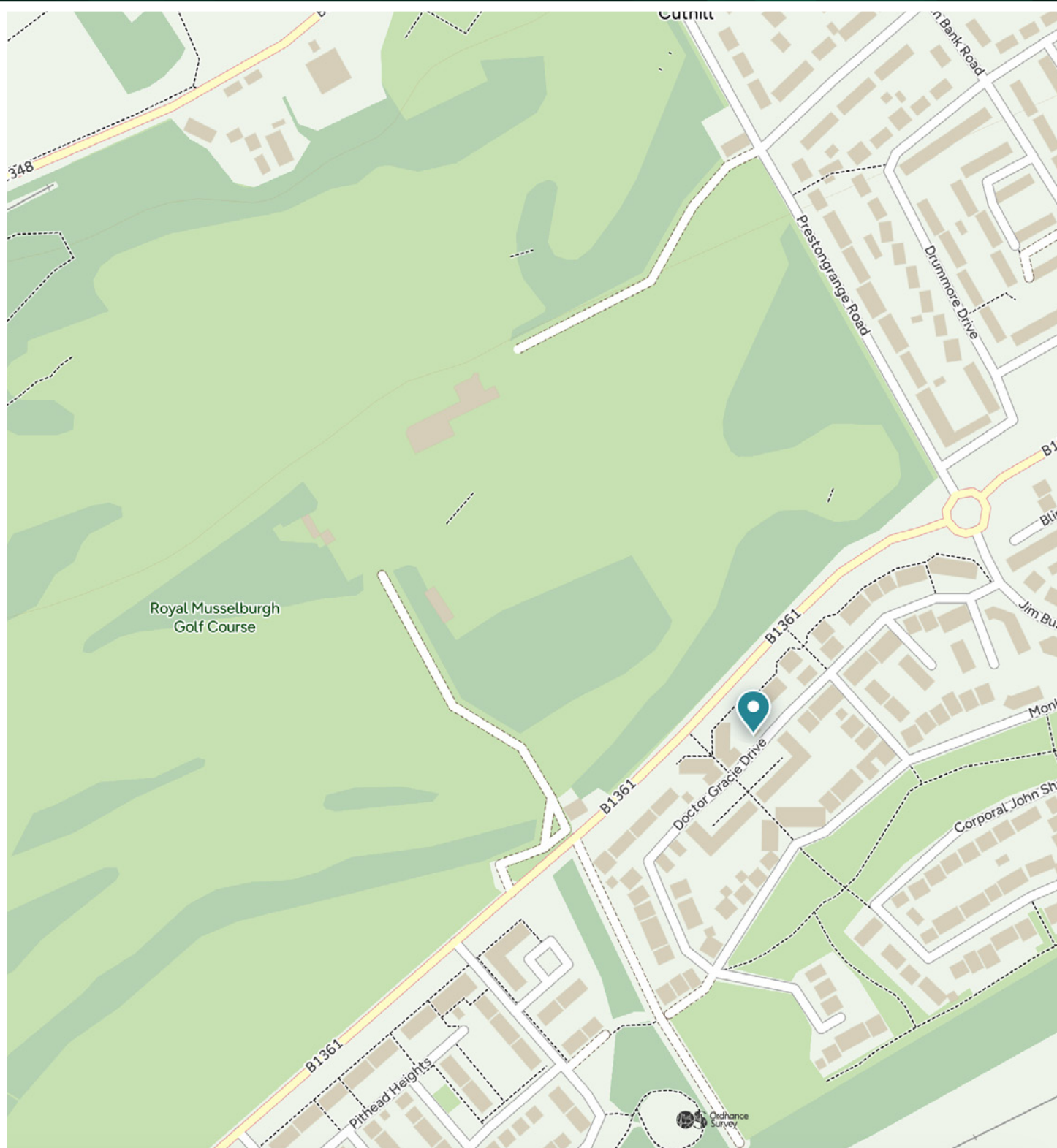
The Property



Prestonpans is a small town situated in the county of East Lothian on the banks of the River Forth. Located approximately ten miles from Edinburgh, this is an ideal area for anybody working in the city, and is within easy commuting distance via the Musselburgh bypass.

The journey into Edinburgh will take approximately twenty minutes by car and there is of course, an excellent bus service every thirty minutes. There is also a good train service direct to the Waverley Station, a journey which will take about twelve minutes. Prestonpans offers a wide range of shops and facilities, including supermarkets which will provide every possible daily requirement, as well as all the usual banking, building society and post office services.

The Location



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Part
Exchange
Available



Text and description
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Surveyor



Layout graphics and design
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Designer

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