



GILSON GRAY

LAW • PROPERTY • FINANCE

13 GABRIEL COURT
Prestonpans, East Lothian, EH32 9FY



Offering immaculate, contemporary interiors and a tasteful palette of décor, this four-bedroom, two-bathroom (plus a separate WC) offers spacious living areas and is sure to appeal to families. It is accompanied by a large garden, an attached garage, and a private driveway. Forming part of an attractive, modern development on the edge of Prestonpans, the home is ideally placed for easy access to a wealth of amenities, such as shops, schools, eateries, transport links (including a train station with regular services to Edinburgh), and scenic open spaces including the beach, parks, and a golf course.

Extras: Integrated kitchen appliances comprising an oven, hob, extractor hood, fridge/freezer, and dishwasher will be included in the sale, as well as curtains and curtain poles, and a freestanding washing machine in the utility room. Please note, no warranties or guarantees shall be provided for the appliances.



FEATURES

- Generous detached house in Prestonpans
- Stylish, modern interiors
- Welcoming entrance hall
- Southwest-facing living room with built-in storage
- Well-appointed dining kitchen with utility room and garden access
- Principal bedroom with built-in wardrobe and en-suite shower room
- Three further double bedrooms
- Airy family bathroom
- Large rear garden with spacious lawn and patios
- Attached single garage and private driveway







"PRINCIPAL BEDROOM WITH
BUILT-IN WARDROBE, THREE
FURTHER DOUBLE
BEDROOMS AND AN AIRY
FAMILY BATHROOM."





EPC RATING:

B

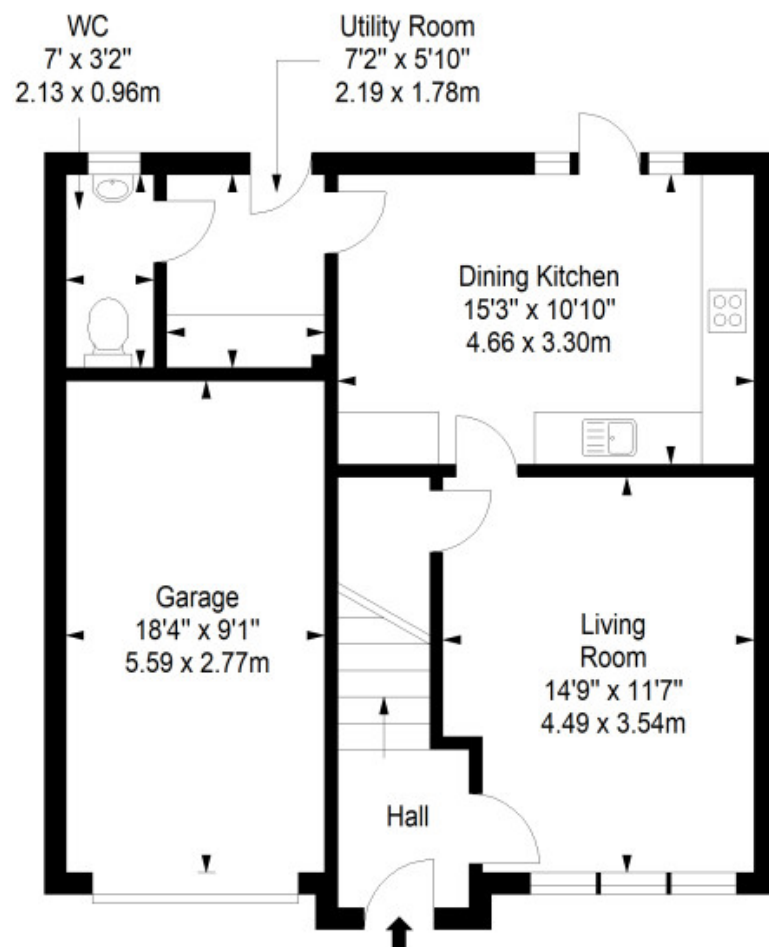
COUNCIL TAX BAND:

F

VIEWINGS: by appointment with Gilson Gray on 01620 893 481

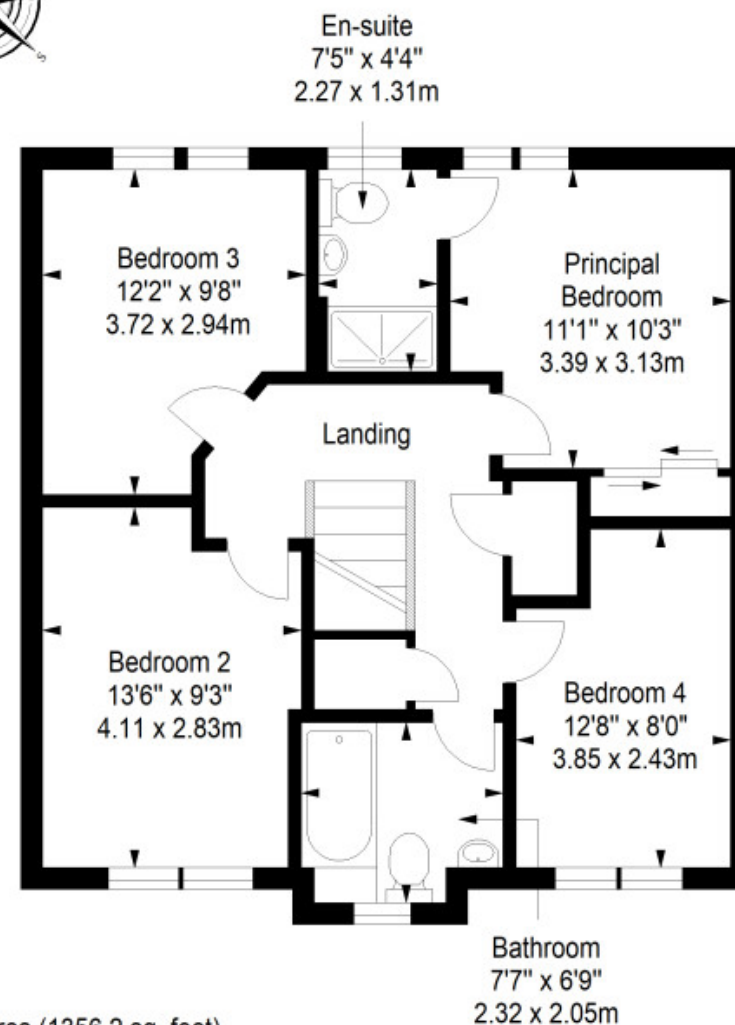
Ground Floor

Approx. 63.0 sq. metres (678.1 sq. feet)



First Floor

Approx. 63.0 sq. metres (678.1 sq. feet)



Total area: approx. 126.0 sq. metres (1356.2 sq. feet)



GILSONGRAY.CO.UK

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0141 530 2021



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BORDERS

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These particulars were prepared on the basis of our own knowledge of the local area and, in respect of the property itself, information supplied to us by our clients; all reasonable steps were taken at the time of preparing these particulars to ensure that all details contained in them were accurate. All statements contained in the particulars are for information only and all parties should not rely upon them as statements or representations of fact. In particular, (a) descriptions, measurements and dimensions, which may be quoted in these particulars are approximate only and (b) all references to conditions, planning permission, services, usage, constructions, fixtures and fittings and movable items contained in the property are for guidance only. Our clients may instruct us to set a closing date for offers at short notice and therefore if you wish to pursue interest in this property, you should immediately instruct your solicitor to note interest with us. Our clients reserve the right to conclude a bargain for the sale of the above subjects or any part thereof ahead of a notified closing date and will not be obliged to accept either the highest or indeed any offer for the above subjects or any part thereof. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order.