



1 Dolphingstone Way
Prestonpans, East Lothian , EH32 9QX

CALL US ON 0131 447 4747

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For price and viewing information please visit gillespiemacandrew.co.uk/properties or call 0131 447 4747

- Reception hall with excellent storage.
- Cloakroom/WC.
- Formal dining room with French doors to rear garden.
- Modern fitted breakfast and kitchen with appliances.
- Utility room with built in wardrobes.
- Family room/Bedroom 5 on ground level.
- Upper landing with storage.
- Master bedroom with ensuite shower room.
- Spiral staircase to attic room.
- Two further double bedrooms one +with built in mirrored wardrobes.
- Single bedroom.
- Four piece family bathroom with shower.
- Private garden to front.
- Driveway.
- Pathway to side.
- Beautifully maintained enclosed garden to rear.
- Unrestricted on street parking.
- Children's playpark in development.
- EPC Band C



GENERAL DESCRIPTION

A superb extended detached villa situated within an established modern development in the popular coastal town of Prestonpans in East Lothian. The property is an ideal commuter base with its close proximity to the A1 and Edinburgh city bypass and would make an excellent family home in a great location close to a wide range of local amenities. The accommodation is in move-in condition and comprises of:-

FACTORING NOTE

The communal areas within the development are factored by Hacking & Patterson at the approximate charge of £45 per quarter.

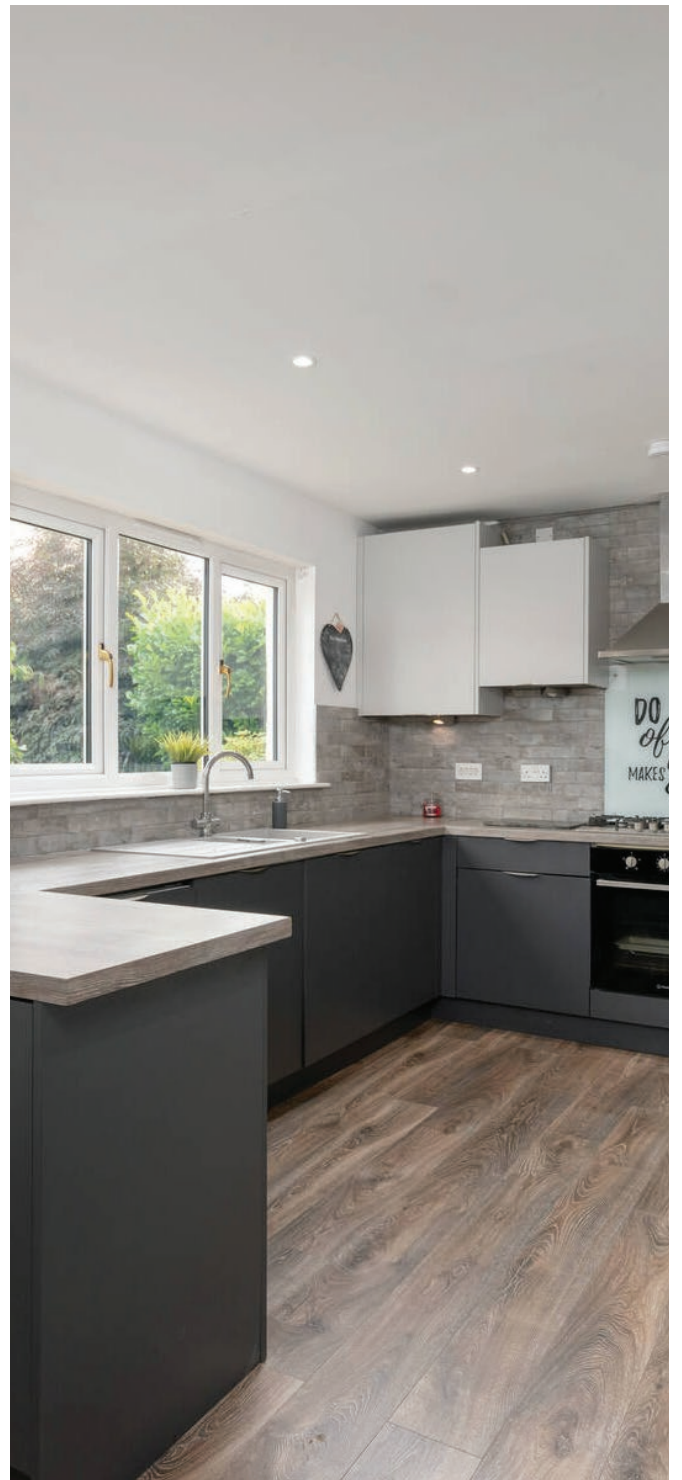
COUNCIL TAX BAND: F.
TRAIN STATION: APPROXIMATELY 500 METRES TO PRESTONPANS TRAIN STATION.
AIRPORT: APPROXIMATELY 20.1 MILES TO EDINBURGH AIRPORT
BUSES: WITHIN 200 METRES.

LOCATION

The historic town of Prestonpans is situated on the southern shore of the Firth of Forth surrounded by unspoilt countryside. The town is an extremely popular commuter base, being only three miles beyond Musselburgh and close to the A1 which links quickly and easily with Edinburgh City Centre via the City Bypass as well as having a railway station which gives access to central Edinburgh in around fifteen minutes. There are a number of local shops including a supermarket, banks, schools and other social amenities within the town. Further shopping can be found a short distance away at Fort Kinnaird Retail Park, Newcraighall, which offers a selection of "High Street" shops and superstores. A variety of leisure facilities are available in the area including Prestonpans swimming pool, a choice of golf courses and several sandy beaches.d.

EXTRAS: AALL FITTED CARPETS AND FLOOR COVERINGS, LIGHT FITTINGS, WINDOW BLINDS AND WINDOW SHUTTERS. KITCHEN APPLIANCES TO INCLUDE THE INTEGRATED HOB, OVEN, COOKER HOOD, FULL LENGTH FRIDGE, TWO FREEZERS, DISHWASHER AND AUTOMATIC WASHING MACHINE AND TUMBLE DRYER WITHIN THE UTILITY ROOM. THE TWO FREESTANDING WARDROBES WITHIN THE MASTER BEDROOM AND SECOND DOUBLE BEDROOM WILL ALSO BE INCLUDED IN THE FOR SALE PRICE. THE FISH TANK IN THE KITCHEN MAY BE AVAILABLE THROUGH NEGOTIATION.







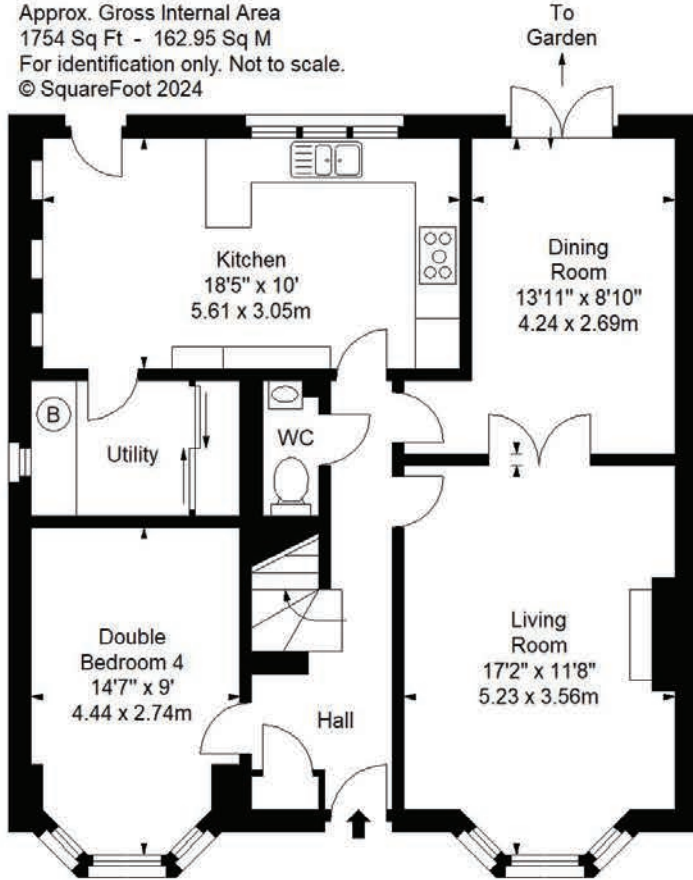
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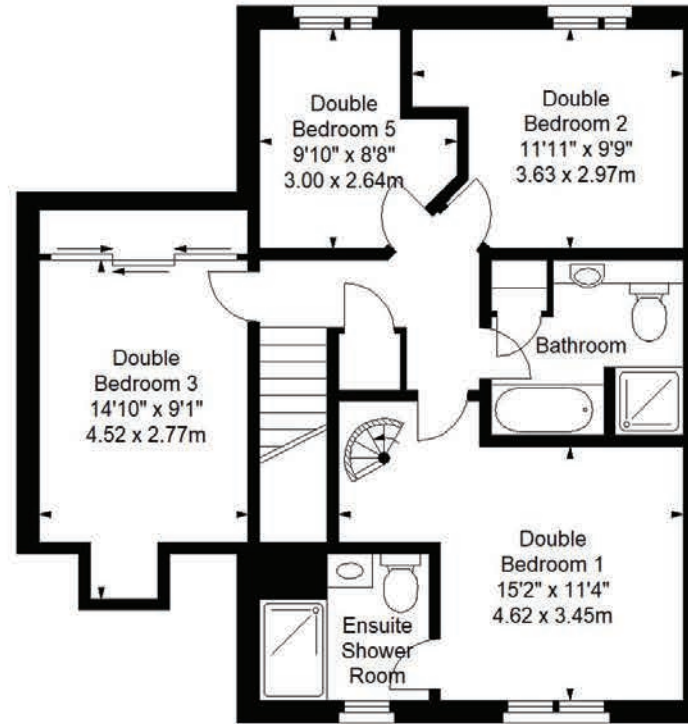
Approx. Gross Internal Area
1754 Sq Ft - 162.95 Sq M
For identification only. Not to scale.
© SquareFoot 2024



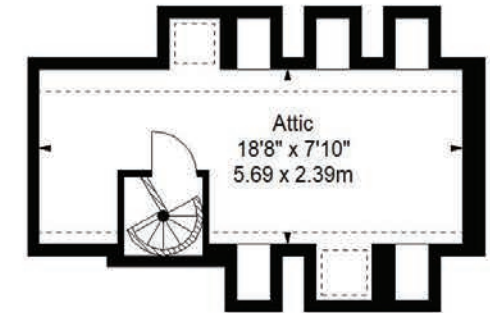
ENERGY PERFORMANCE
CERTIFICATE RATING C



Ground Floor



First Floor



Attic

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T: 0131 447 4747

WEBSITE: GILLESPIEMACANDREW.CO.UK/PROPERTIES

Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. 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. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.