



boyd property

9 Dolphingstone View,
PRESTONPANS | EH32 9QU

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Description

Boyd Property are delighted to present to the market this immaculate, light and spacious mid terraced family home, forming part of an established modern development in the picturesque coastal town of Prestonpans, close to excellent local amenities and commuting links. The property is well presented and is offered in move-in condition. The accommodation briefly comprises a welcoming entrance hall, with useful downstairs WC off, a comfortable lounge, the kitchen/dining room that is fitted with modern base and wall mounted units that are complimented with a lovely worktop. A carpeted staircase leads to the first-floor landing which gives access to three bedrooms and a contemporary family bathroom with separate shower cubicle. The property further benefits from gas central heating, double glazing, good storage facilities, well maintained private rear garden and communal garden areas to the front and the property come with an allocated parking space. The development has landscaped communal grounds, children's play park and there is on street and visitors parking available. The accommodation would make an ideal purchase for the young professionals or growing family and viewing is highly recommended.

Factoring

The development is managed by Hacking & Paterson and a payment of approximately £50 per quarter is payable for the upkeep of the communal areas and children's play park.

Location

The property forms part of an established modern development forming part of the small coastal town of Prestonpans, located approximately 10.7 miles via the A1 from Edinburgh therefore offering the commuter easy access to the City Centre and surrounding towns and villages. There is also a railway station at Prestonpans together with excellent bus services. Excellent local day to day amenities include Scotmid & Lidl supermarkets. Nearby Musselburgh provides a good choice of sporting and recreational facilities including two sporting facilities, one of which has a swimming pool, two golf courses and the famous race course. Prestonpans offers schooling from nursery to senior level and many beautiful coastal walk/cycle paths.

Extras

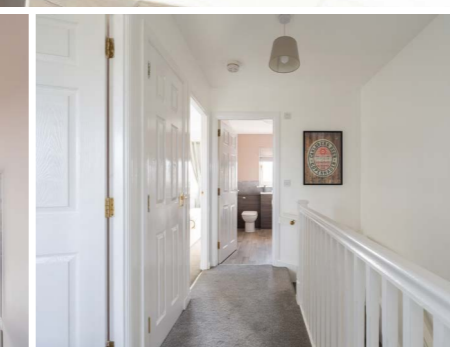
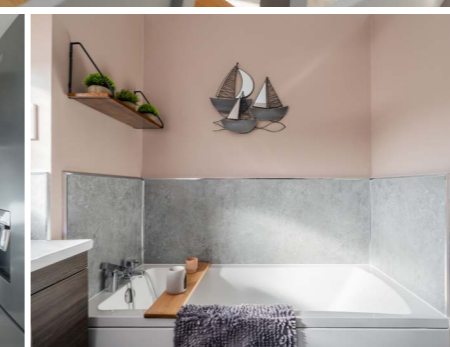
All fitted floor coverings.



Features

- Entrance hallway
- Lounge
- Kitchen/Dining room
- Downstairs WC
- Upper landing
- 3 Bedrooms
- 1 Bathroom with separate shower cubicle
- Double glazing
- Gas central heating
- Private rear garden
- Communal garden grounds to the front
- Allocated parking space

“ An immaculate, light and spacious mid terraced family home, forming part of an established modern development in the picturesque coastal town of Prestonpans, close to excellent local amenities and commuting links. ”

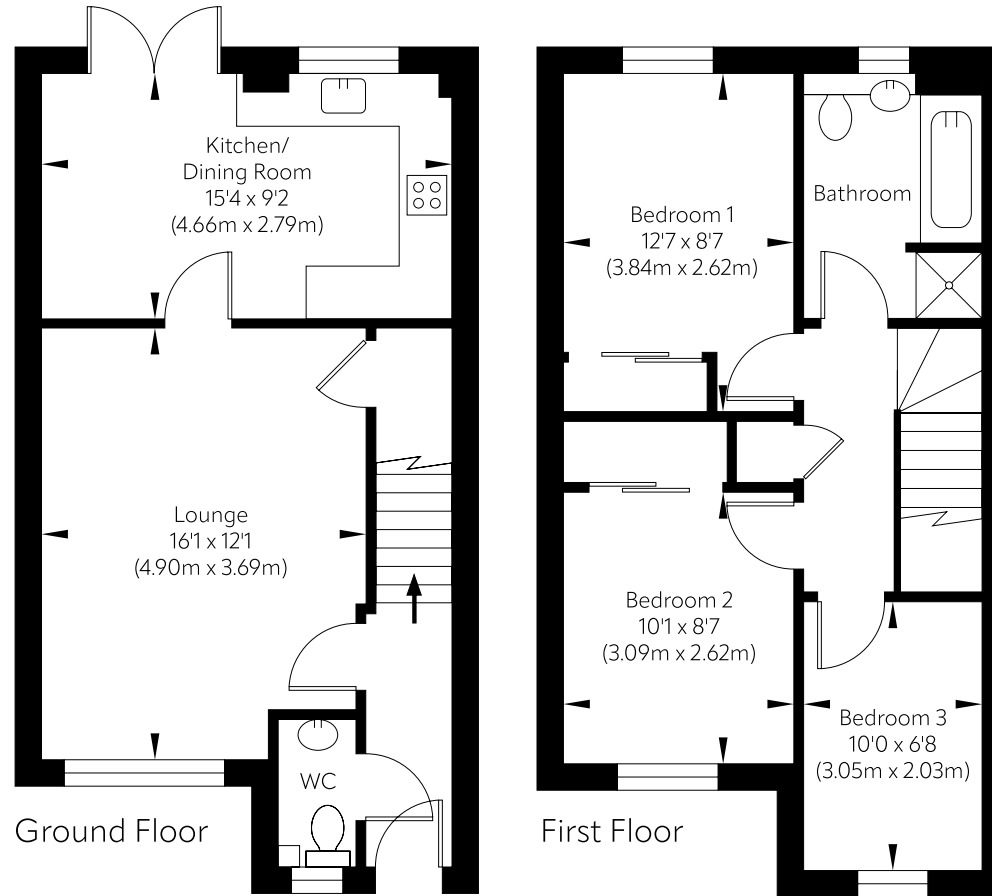


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Approx. Gross Internal Floor Area 78.51 Sq M / 845 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
 All measurements are approximate. Not to scale. For identification only.
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