



Solicitors & Estate Agents



Fixed Price

£185,000

1/6 Dolphingstone Court

Prestonpans | East Lothian | EH32 9GN

Set within a well-maintained modern development in the sought-after area of Prestonpans, this beautifully presented first floor apartment offers bright, contemporary interiors and a highly practical layout. The property is in true move-in condition and is ideally suited to first-time buyers, professionals, or downsizers seeking quality accommodation with excellent transport links and local amenities nearby.

-  2 Bedrooms
-  1 Public Rooms
-  2 Bathrooms
-  Allocated Parking
-  Communal Gardens
-  EPC Rating – B
-  Council Tax Band – C



Description

Accessed via a secure entry system and a tidy communal stairwell, the property opens into a welcoming hallway with built-in storage. The spacious reception and dining room is a standout feature, filled with natural light from a striking bay-style window and offering generous space for both relaxing and entertaining. The separate kitchen is fitted with a good range of modern units, integrated appliances, and worktop space, ideal for everyday cooking and hosting. There are two well-proportioned double bedrooms, both with built-in wardrobes. The principal bedroom further benefits from a stylish en suite shower room. The main bathroom is fitted with a modern white three-piece suite, offering a clean and comfortable space for daily use.

The building and grounds are maintained by Hacking and Paterson, with an approximate monthly factoring fee of £80.



Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

Gardens & Parking

Externally, the development is surrounded by landscaped communal grounds, and the property includes an allocated parking space for added convenience.

Viewing

Please contact Neilsons on 0131 625 2222.





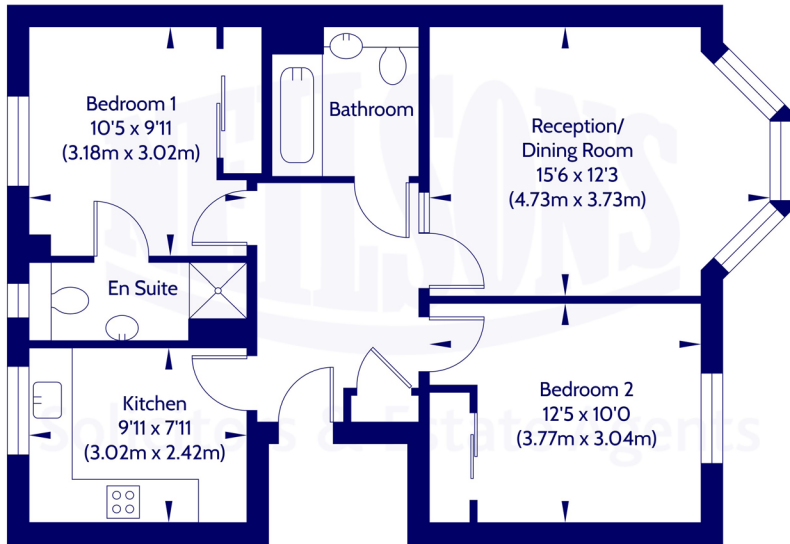
Location

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 in Prestonpans, within walking distance from the house, plus excellent bus service links. The train to the city centre takes approx. 15 minutes. 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.





Approx. Gross Internal Floor Area 62.6 Sq M / 674 Sq Ft.



First Floor

Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
© 2025 Neilsons Solicitors & Estate Agents. Plans by Planography.co.uk

Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



Solicitors & Estate Agents

Our Services:

- Full estate agency service
- Buying & Selling
- Buy to let advice
- Wills
- Powers of Attorney
- Executries

For helpful, friendly, personal advice, get in touch.

✉ mail@neilsons.co.uk

☎ 0131 625 2222

💻 www.neilsons.co.uk

Head Office

138-142 St John's Road
Edinburgh
EH12 8AY

Property Department

162 St John's Road
Edinburgh
EH12 8AZ

City Centre

2a Picardy Place
Edinburgh
EH1 3JT

South Queensferry

37 High Street
South Queensferry
EH30 9HN

Bonnyrigg

72 High Street
Bonnyrigg
EH19 2AE

