



Solicitors & Estate Agents



Offers Over

£285,000

2 Dolphingstone Court

Prestonpans | East Lothian | EH32 9GN

Generously proportioned and beautifully presented, this impressive five-bedroom end-terraced townhouse forms part of a modern, family-friendly development in Prestonpans. Perfectly placed close to excellent local amenities, reputable schooling, and superb transport links, the property offers flexible living across three levels – ideal for the growing family seeking space, comfort, and style.

-  5 bedrooms
-  1 public room
-  2 bathrooms
-  Private garden
-  Driveway
-  EPC Band – C
-  Council Tax Band – E



Description

A welcoming hallway sets the tone for the well-maintained interior. The bright and airy lounge flows seamlessly into a stylish kitchen/diner, fitted with a range of integrated white goods, sleek quartz worktops, and under-unit lighting. French doors open directly onto the rear garden, creating a wonderful space for family gatherings and entertaining. A separate utility room provides space for freestanding appliances and additional storage, while a modern two-piece WC completes the ground floor.

Upstairs, the first-floor landing leads to the spacious principal bedroom, featuring twin integrated wardrobes with sliding mirrored doors and a double Juliet balcony offering a pleasant front aspect. The en-suite is partially tiled and fitted with a double shower cubicle. A second generous double bedroom with a large walk-in wardrobe completes this level.

The second floor hosts three further bedrooms – two comfortable doubles (both with built-in wardrobes) and a versatile single room ideal as a home office or study. The main bathroom is finished with partial tiling and includes a shower over the bath. Access to a partially floored attic via a Ramsay ladder provides valuable additional storage space.

The property further benefits from gas central heating, and double glazing throughout.

Factor fees are payable to Hacking & Paterson, currently set at approximately £16 per month, covering the maintenance of communal green spaces and shared estate areas. A £100 float is also held on account.



Gardens & Parking

Externally, the private rear garden enjoys a patio area, lawn, and a handy side access gate. To the front, a double driveway provides convenient off-street parking.

Extras

Selected fixtures and fittings, including; integrated induction hob, oven, extractor hood, and dishwasher, freestanding fridge-freezer, and washer-dryer, light fittings and fitted floor coverings. Other items may be available through separate negotiation.

Viewing

By appointment through Neilsons 0131 625 2222.





Location

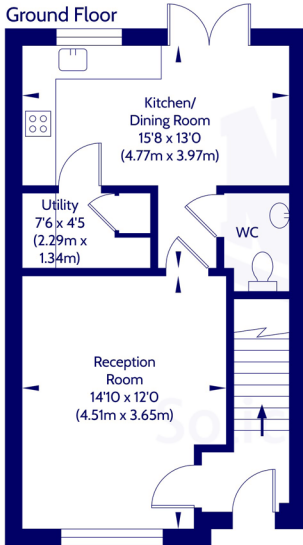
The property forms part of an established modern development forming part of the small coastal town of Prestonpans, located approximately 10.7 miles via the A1 from Edinburgh therefore offering the commuter easy access to the City Centre and surrounding towns and villages. There is also a railway station 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.



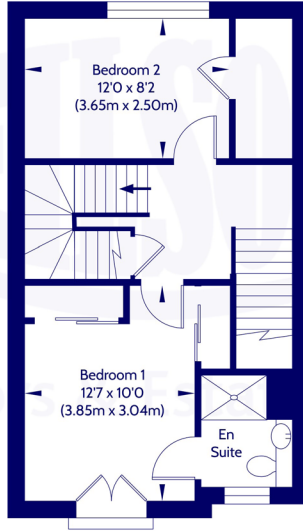


Approx. Gross Internal Floor Area 122 Sq M / 1309 Sq Ft.

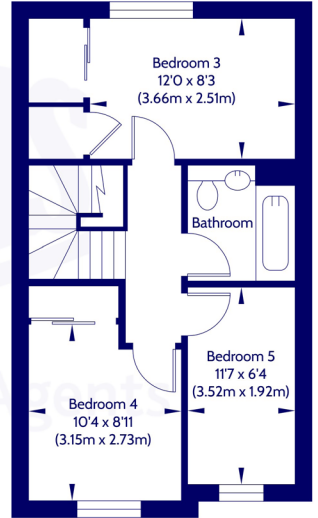
Ground Floor



1st Floor



2nd Floor



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



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