



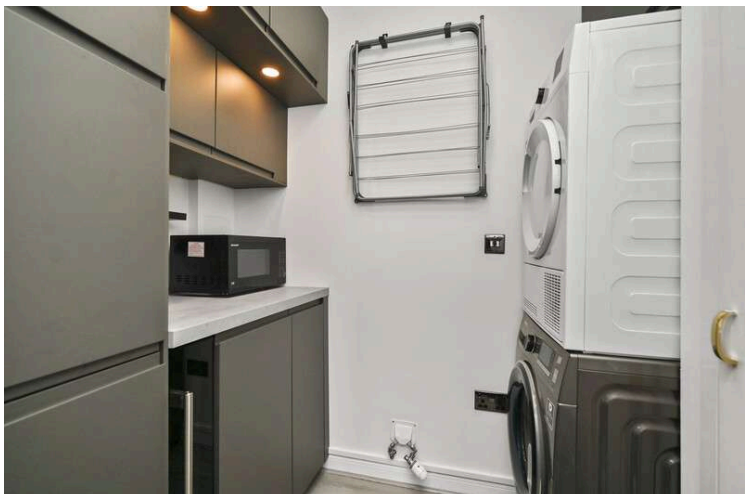
24 Dolphingstone Way, PRESTONPANS, EH32 9QX

[www.mcdougallmcqueen.co.uk](http://www.mcdougallmcqueen.co.uk)



This modern three bedroom end terrace house forms part of a popular development, set on a popular development in the coastal town of Prestonpans. The home enjoys attractive interior design and it is finished to a high standard throughout. Furthermore, the property benefits from private parking and a family friendly rear garden, which has a neat lawn and a southwest-facing aspect and benefits from a side garden (which not all houses have in this development) giving an ideal spot for any hot tub or possible future extension. Located within easy reach of bus and rail links, schools and amenities, as well as green spaces and the local beach. It is sure to be popular with a wide variety of buyers, especially amongst those seeking a coastal lifestyle within easy commuting distance of the capital. The accommodation briefly comprises a bright lounge; modern spacious kitchen/dining with integrated dishwasher, oven and separate utility area with further storage with space for washing machine and dryer. Useful downstairs WC. On the upper level are three generous bedrooms and a 4 piece family bathroom. The property is turn key condition and must be viewed to be appreciated.

- Stylishly presented end terrace 3 bed home
- Bright lounge and modern kitchen/dining room
- 3 Bedrooms, utility room, family bathroom, sep WC
- Spacious garden grounds to front side and rear
- Driveway, visitor parking and lovely open outlook
- Perfectly positioned within a popular development



## Location

Prestonpans is a charming coastal town located around 11 miles from Edinburgh. The town itself, and both neighbouring Cockenzie and Port Seton, offer good local shopping facilities including a Co-op supermarket and a Lidl store, along with the usual banking and Post Office services, a library, and a community sports centre. There are miles of sandy beaches in East Lothian, along with a selection of golf courses. There is easy access to the A1, which offers swift commuting into Edinburgh city centre or to the east, with further connections to the Borders and to the north of England. Good public transport services are available within the area, including the Prestonpans railway station. Local schooling is also available in both Prestonpans and Cockenzie

## Extras

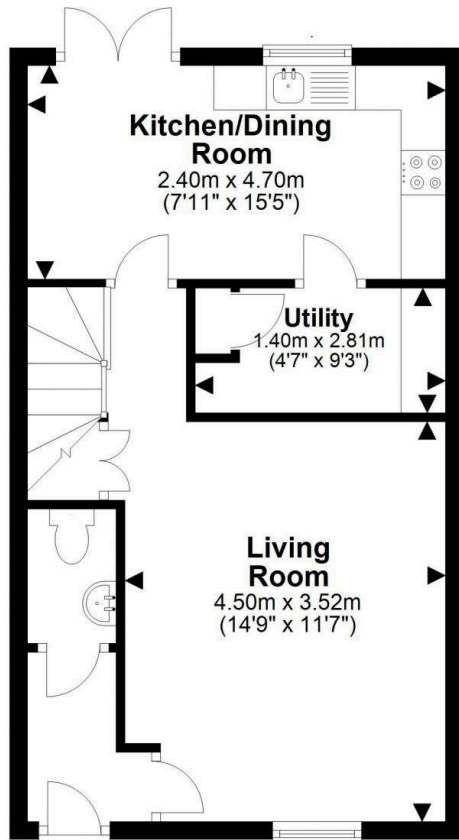
Included in the sale are window coverings, light fitting and garden shed. The EV charger at the property may be purchased by separate negotiation.

## Price & Viewing

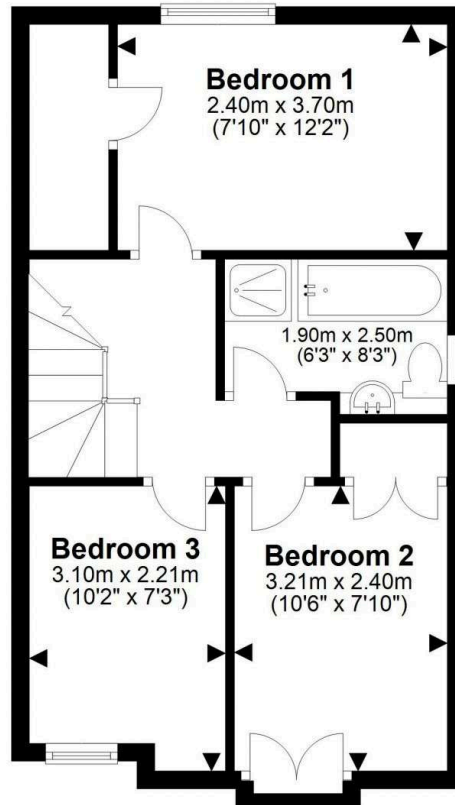
For price and viewing information or further details on this property please contact Sylvia 07590 041169

EPC Band - C

Council Tax Band - E

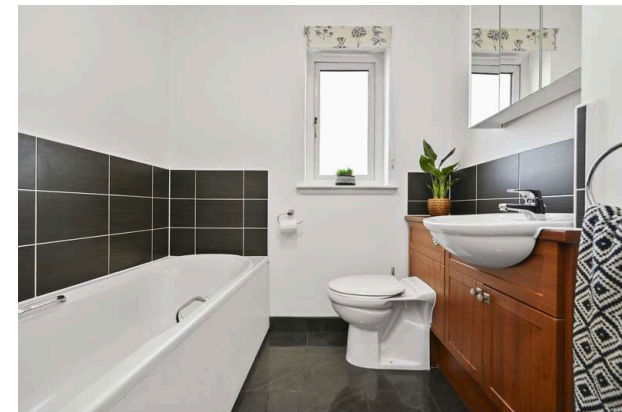


**Ground Floor**



**First Floor**

For details of the total internal floor area, please refer to the Home Report.  
This plan is for illustrative purposes only and should be used as such by a prospective buyer.



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Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.

**espc**

**Mc**  
McDougall McQueen