



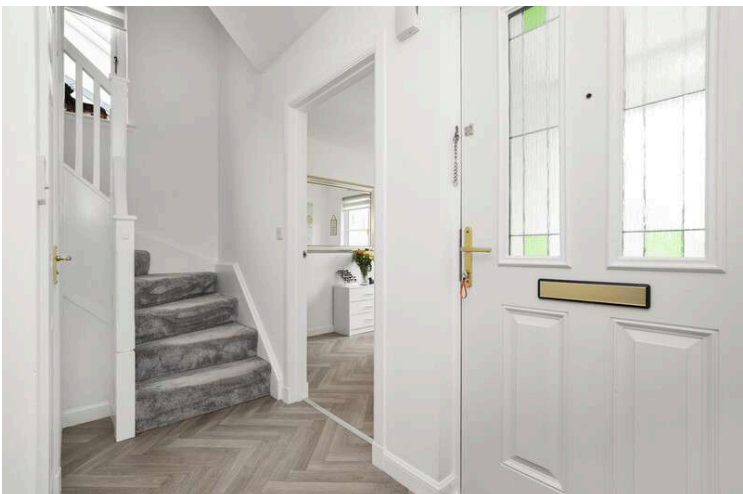
23 Dolphingstone Way, PRESTONPANS, EH32 9QX

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Quietly tucked away in a cul-de-sac is this seldom available build type. Viewing is a must to appreciate exactly what is on offer and the pristine condition and high standard the owner has maintained the property in. The accommodation is set over two levels and briefly comprises on the ground floor a welcoming entrance hall with under stair WC; lovely lounge with good natural light from the French doors giving direct access to the garden; dual aspect modern kitchen/breakfasting room with a useful utility room; bedroom 4 which could be used as a dining room. On the upper level we have the Principal bedroom is of good proportions and has lovely full length windows with juliet balcony, generous built in mirrored wardrobes and en-suit shower room with window giving natural light; 3 further double bedrooms with bedroom 2 having built in wardrobes. The family bathroom has a whb and wc set within vanity units, bath surrounded by attractive tiling and window giving natural light. The property benefits from GCH, DG and is move in condition and tastefully presented. Externally there is a mono block driveway and garage with power, grass area to the front and to the rear a sizeable attractive garden with mainly grassed and patio area giving a secure play area for children and pets.

- Pristine detached modern home with garage
- Lounge with French doors to landscaped garden
- Dining room or Bedroom 4, Downstairs WC, Family Bathroom
- Principal bedroom with ensuite shower room
- Kitchen/breakfasting with separate utility room
- Tastefully presented throughout and turn key condition



Location

The historic town of Prestonpans is situated on the southern shore of the Firth of Forth surrounded by countryside and beautiful beaches. The town is an extremely popular commuter base, having its own train station a mere 5 min walk and being only three miles beyond Musselburgh and close to the A1 which links quickly and easily with Edinburgh City Centre via the City Bypass. There are a number of local shops including a supermarket 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. Schooling is well catered for from nursery to secondary level.

Extras

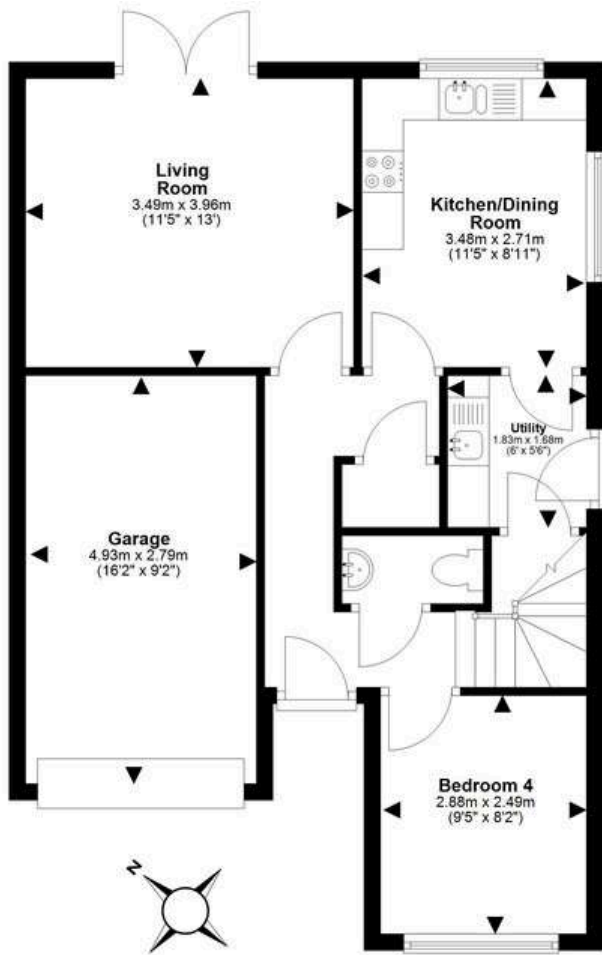
Included in the sale are all window coverings, light fittings washing machine and tumble dryer.

Price & Viewing

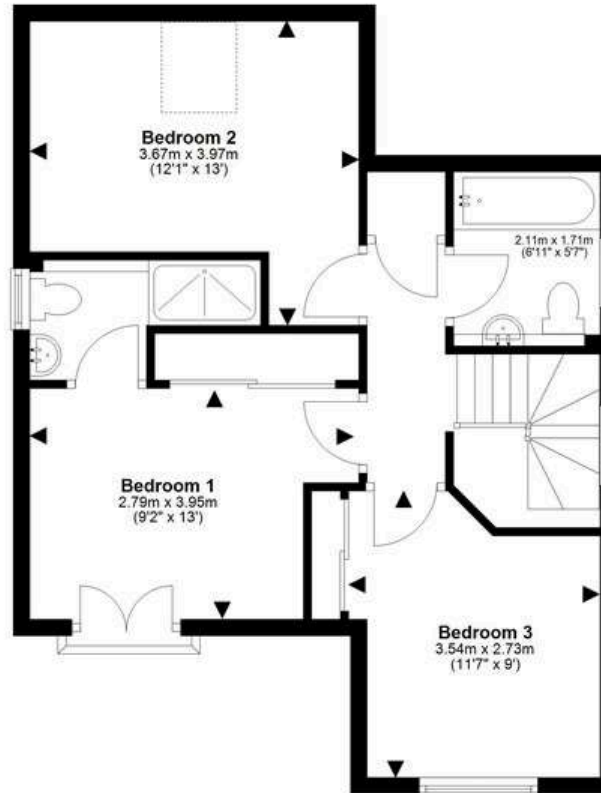
For price and viewing information or further details on this property please contact Sylvia 07590 041169

EPC Band - D

Council Tax Band - F

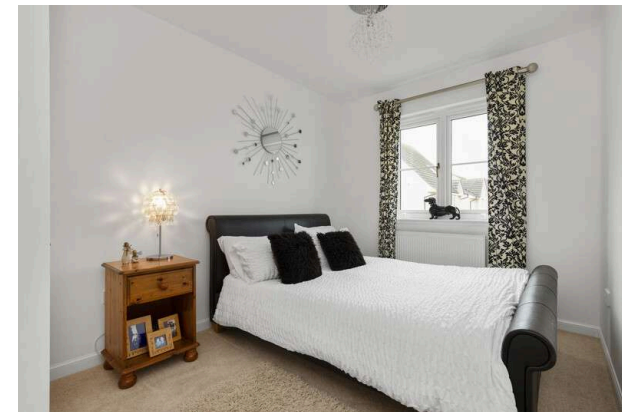


Ground Floor



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.

