



DOLPHINGSTONE
VIEW

33 (Flat 4) Dolphingstone View
PRESTONPANS | EH32 9QU


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Exceptionally light and spacious two bed first floor apartment with private balcony and allocated parking space, forming part of a modern landscaped development within a popular residential area, with easy access to the railway station and A1 for commuting. This beautifully presented home is offered to the market in excellent decorative order and provides comfortable and well planned living space enhanced by stylish living interior.

The home boasts a spacious, modern open-plan living room and kitchen with balcony. The kitchen features a good mix of base and wall cabinetry providing ample storage space and a stylish aesthetic. The seamless flow of this area creates an inviting space for both relaxing and entertaining and the balcony is the perfect spot to enjoy that morning coffee, evening glass of wine, or unwind with a book. The flat comprises two generously sized double bedrooms, each boasting integrated wardrobes. The master bedroom includes the added luxury of an en-suite bathroom, providing convenience and privacy. Completing the accommodation is a well-appointed family bathroom featuring a shower over bath, catering to the needs of residents and guests alike. Early viewing is recommended! In brief it comprises -

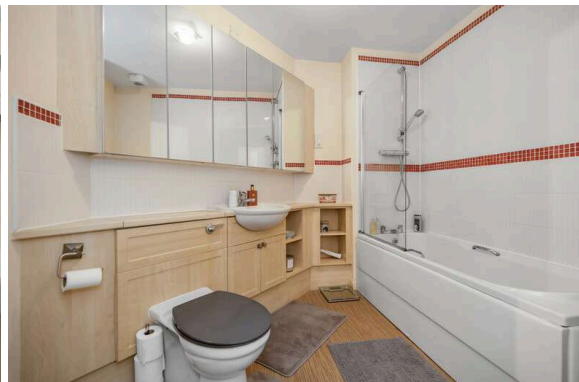
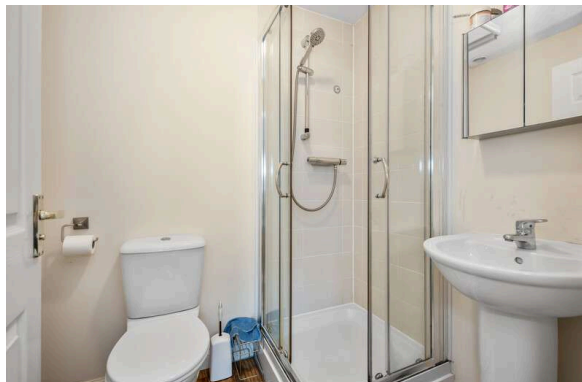
- Welcoming hallway with three storage cupboards
- Open plan living room/ kitchen with French doors leading to private balcony
- Generously proportioned master bedroom with fitted wardrobes and en-suite shower room
- Further double bedroom benefitting from a integrated wardrobe
- Stylish bathroom featuring a white three piece suite, shower over bath
- Gas central heating & double glazing
- Security entry phone system
- Allocated parking space
- Well maintained communal gardens

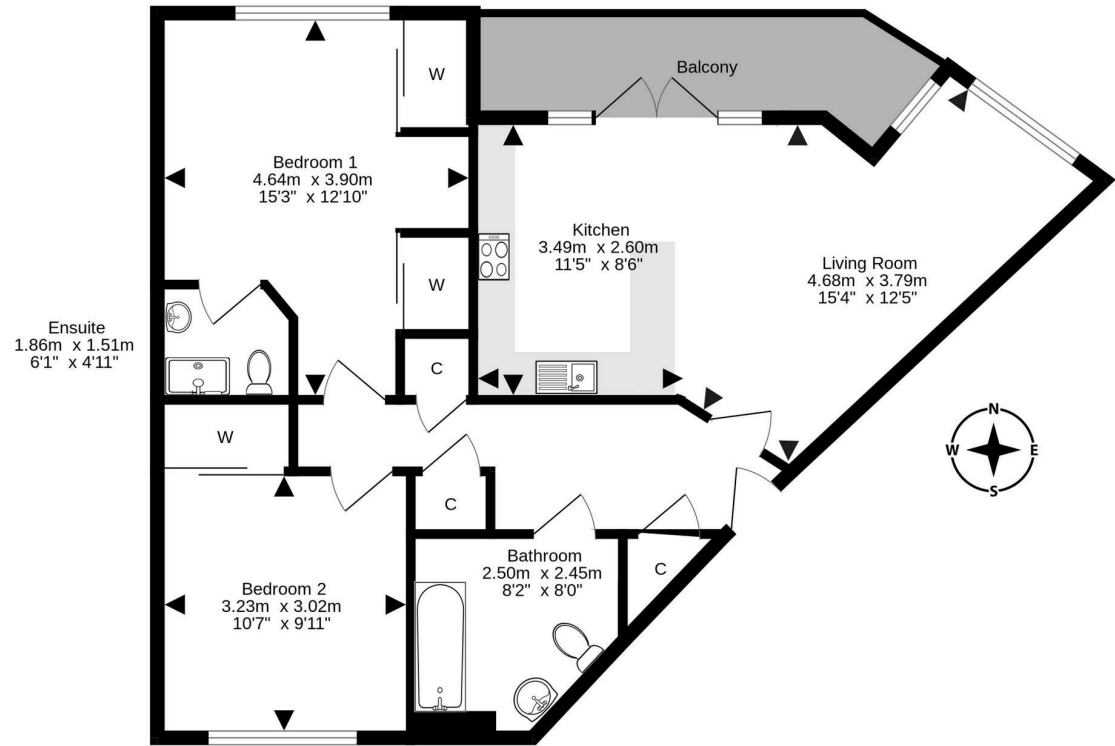
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



All fitted floor coverings, blinds & curtains, oven & hob with hood above, dishwasher & fridge are included. EPC rating B

The property is located in the popular East Lothian coastal town of Prestonpans, which is well within commuting distance of Edinburgh. The property enjoys a prime location, yet is within easy reach of the excellent amenities Prestonpans and nearby Port Seton have to offer. For a more comprehensive range of amenities Musselburgh is just a little further afield. Schooling is well represented from nursery to senior level. The property is close to an efficient public transport network, which operates throughout the town and to Edinburgh. The city bypass and main motorway networks are also within easy reach. For those seeking an alternative method of transport Prestonpans has its own railway station taking you into the City in just 14 minutes.





For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser. Made with Metropix ©2024