



29 Dolphingstone View  
PRESTONPANS | EH32 9QU

  
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## 29 Dolphingstone View

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Set in a modern, manicured estate in the heart of Prestonpans, moments from fine coastal walks, excellent amenities and quick transport links is this immaculately presented end terrace house. Boasting a private South facing rear garden, an allocated parking space, gas central heating and double glazing this property would make an ideal home in a tranquil, yet well-located location.

The accommodation comprises a welcoming entrance hallway with useful W/C compartment, bright lounge which flows through to the contemporary dining kitchen with attractive units, garden access and generous dining space. Following up a carpeted staircase the upper level enjoys three well-proportioned bedrooms (two with built-in mirrored wardrobes) and the house is completed by a stylish bathroom with shower and separate bath. Externally the South facing rear garden is laid to lawn with a paved section ideal for al fresco entertaining.

- Modern end terrace house
- Heart of Prestonpans location
- Private South facing garden
- Allocated parking space
- Welcoming hallway with W/C
- Bright lounge
- Contemporary dining kitchen
- Three well-proportioned bedrooms
- Stylish bathroom with shower and separate bath

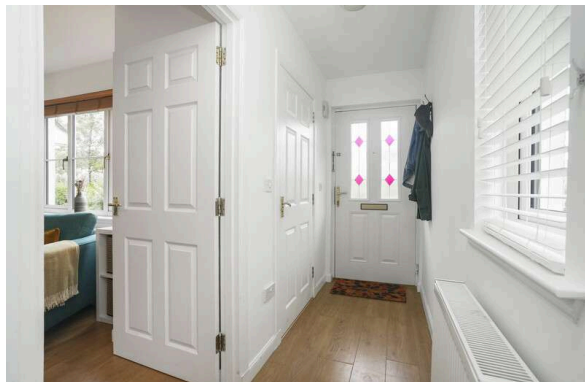


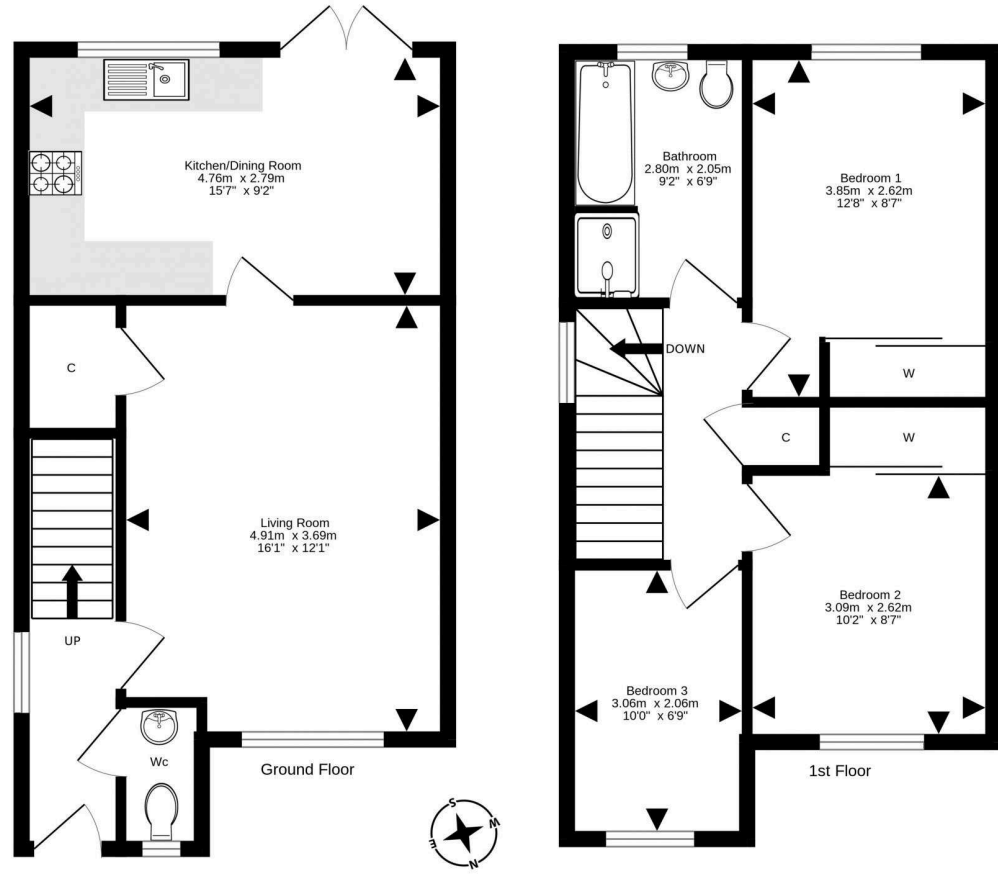
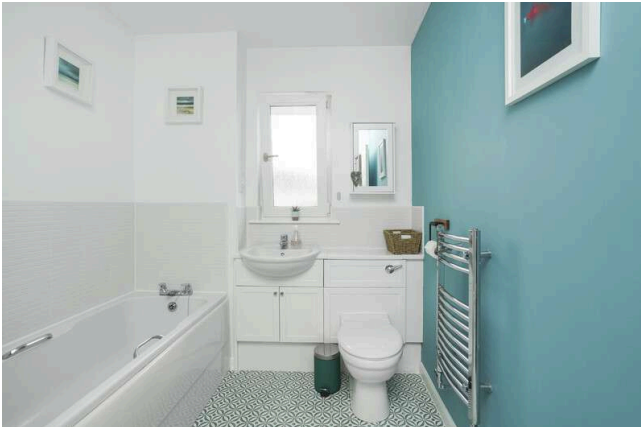
**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



Fixtures, fittings, curtains, blinds and integrated kitchen appliances will be included in the sale, while the dishwasher and washing machine can be included with separate negotiation. EPC rating C.

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, throughout East Lothian 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.





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