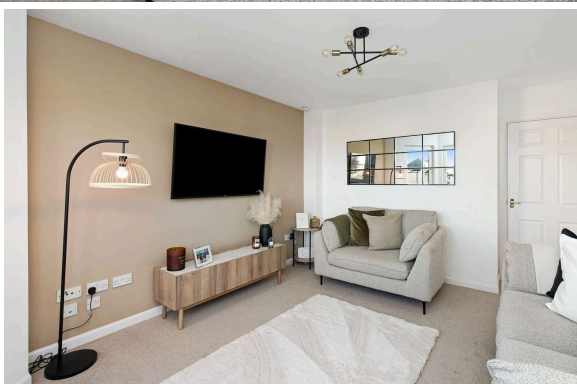




1/5 Dolphingstone Court
PRESTONPANS | EAST LOTHIAN | EH32 9GN


warners
solicitors & estate agents



1/5 Dolphingstone Court

PRESTONPANS | EAST LoTHIAN | EH32 9GN

Nestled in a quiet, modern, manicured development in the heart of coastal Prestonpans, moments from the train station, excellent amenities and vast open green spaces is this immaculately presented first floor apartment. Boasting an allocated parking space, double glazing and gas central heating this property would make an ideal buy in a tranquil, yet well-connected location.

The accommodation comprises a welcoming entrance hallway with two ample sized storage cupboards, a bright bay windowed lounge with three large windows which flood the room with light, a contemporary kitchen with attractive units, a large master bedroom with built-in mirrored wardrobe and elegant en-suite shower room, a second well-proportioned double bedroom and the flat is completed by a stylish main bathroom with shower over bath.

- Modern apartment in quiet development
- Allocated parking
- Welcoming hallway with storage
- Bright bay windowed lounge
- Two large double bedrooms
- Two bathrooms
- double glazing and gas central heating

Factor Fees payable to Hacking & Patterson, approximately £65p/m

Energy Rating C, Council Tax Band C

All fixtures, fittings, integrated appliances and white goods are included in the sale. Some furniture may be available through separate negotiation.

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



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

