



28 Dolphingstone Way
PRESTONPANS | EH31 9QX


warners
solicitors & estate agents





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Beautifully presented and exceptionally spacious, this rarely available terraced townhouse which offers versatile family accommodation arranged over three well-designed levels. Enjoying an enviable position overlooking a central green with a children's play park, the property combines modern comfort with a superb setting ideal for family living.

The ground floor is introduced by a bright, welcoming hallway, leading through to a stylish living room with a large picture window framing an attractive open outlook. To the rear, the contemporary kitchen/dining room forms the sociable heart of the home, featuring sleek fitted cabinetry and a convenient breakfast bar, perfect for casual meals or morning coffee. French doors connect directly to the private rear garden, creating effortless indoor, outdoor flow. A useful WC and a separate utility room complete the lower level.

The first floor hosts two generous bedrooms, including a luxurious principal suite with fitted wardrobes, a modern en-suite shower room, and elegant French doors opening onto a Juliet balcony with views across the green. The second double bedroom benefits from a walk-in wardrobe, while additional storage can be found on the landing.

A further staircase leads to the top floor, where three additional bedrooms offer excellent flexibility for growing families, home working or guest accommodation. Two of these rooms feature integrated storage, and all are served by a contemporary family bathroom.

Externally, the home enjoys a private driveway to the front, while the fully enclosed rear garden has been thoughtfully landscaped for low-maintenance living, featuring astro turf, raised decking and a paved patio, perfect for alfresco dining or relaxed entertaining.

Set within the historic coastal town of Prestonpans, residents benefit from an excellent blend of local amenities, well-regarded schools, leisure facilities, and superb transport links. With the A1, City Bypass and Prestonpans Railway Station all within easy reach, commuting into Edinburgh is fast and convenient, while nearby Fort Kinnaird provides extensive retail and dining options.

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





- Welcoming entrance hallway with Downstairs WC
- Spacious, bright lounge
- Contemporary open-plan kitchen/dining room with modern units and direct garden access
- Separate utility area
- Principal bedroom with fitted wardrobes and stylish ensuite shower room
- Four well-proportioned bedrooms, three with built-in wardrobes
- Modern family bathroom
- Front & Rear landscaped gardens
- Private driveway

Integrated cooker will be included in the sale of the property along with all light fittings. Fridge/freezer and washing machine will not be included in the sale. EPC: B. CT: E. Factoring: Hacking & Patterson approx. £22 P/M



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.





