



23 Dolphingstone Way
PRESTONPANS | EH32 9QX

warners
solicitors & estate agents





23 Dolphingstone Way

PRESTONPANS | PRESTONPANS | EH32 9QX

Beautifully presented four bedroom detached home located in the popular coastal town of Prestonpans with excellent local amenities and transport links to the city centre for the commuter.

The house is tastefully decorated throughout and benefits from gas central heating, double glazing and sizeable yet easily maintainable gardens to the front and rear, a large driveway and single garage to the front. The property comprises a spacious living room with patio doors out to the rear garden, a fully fitted Kitchen that currently includes oven, gas hob and fan, fridge/freezer and a further utility room with a dishwasher, washing machine and access outside. Completing the accommodation downstairs is the downstairs WC, hallway with storage cupboard and versatile fourth bedroom. Upstairs there are a further three well-proportioned bedrooms with built in storage and the master bedroom benefitting from an elegant en-suite shower room and Juliet balcony. The property also benefits from an attic and well landscaped rear garden with patio, lawn and outside tap. This superb property located in an excellent, sought-after location will appeal to a range of buyers and early viewing is highly recommended to avoid missing out.

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



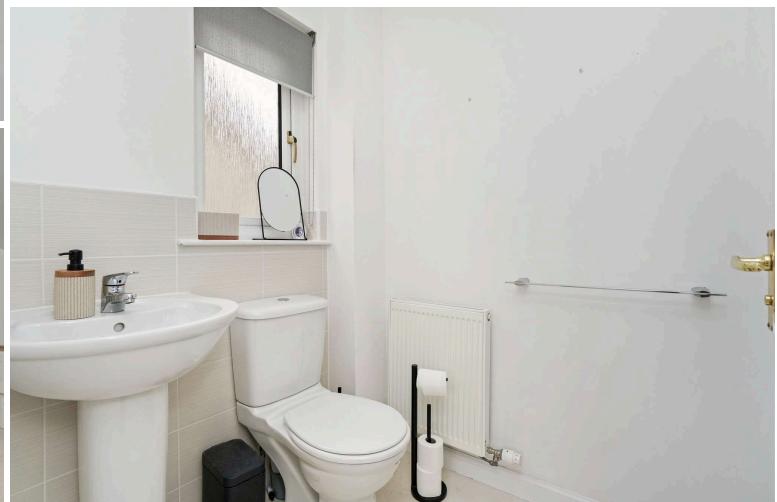


The property is located in the popular East Lothian coastal town of Prestonpans, which is well within commuting distance of Edinburgh. The property enjoys a prime location, yet is within easy reach of the excellent amenities Prestonpans and nearby Port Seton have to offer. For a more comprehensive range 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, 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.

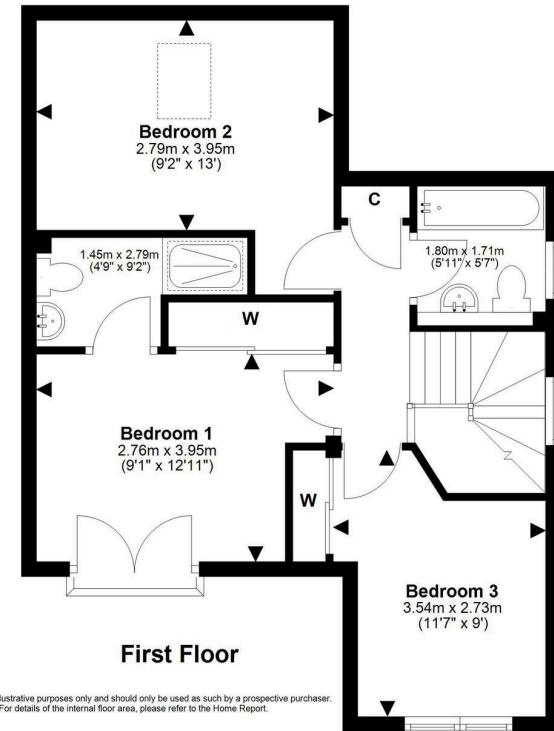
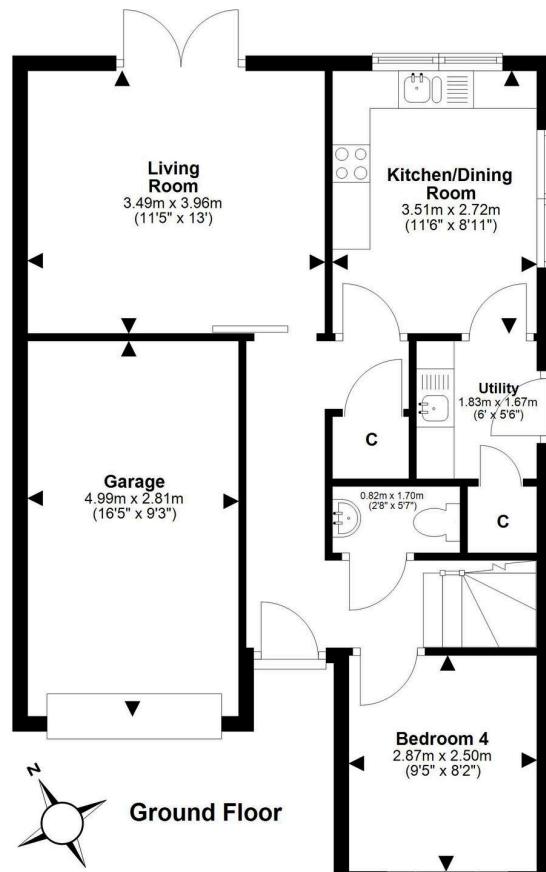


- Spacious Detached Family Home
- Four well-proportioned bedrooms
- Fitted kitchen and Utility room
- Bright living room with patio doors
- Two Bathrooms
- Front and rear gardens
- Front Driveway and single garage
- Ample storage including Attic

The sale will include the dishwasher, light fittings, blinds and curtains. Additionally, the wardrobes in bedroom 2 will also be included in the sale.







This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.