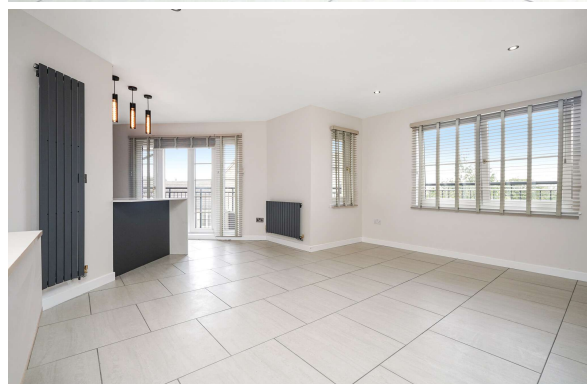




33/6 Dolphingstone View,
PRESTONPANS | EAST LoTHIAN | EH32 9QU


warners
solicitors & estate agents



33/6 Dolphingstone View, PRESTONPANS | EAST LoTHIAN| EH32 9QU

Nestled in the heart of a modern, manicured development in the heart of coastal Prestonpans, moments from excellent amenities, quick car and rail links and the vast open East Lothian countryside is this spacious top floor apartment. The property has been fully renovated and upgraded with a new kitchen and media wall and enjoys a balcony and an allocated parking space.

The accommodation comprises a welcoming entrance hallway with three ample sized storage cupboards, a bright open plan lounge/kitchen with a stunning kitchen, breakfast bar, balcony and generous living space, a large master bedroom with built-in wardrobes and an elegant en-suite shower room, a second well-proportioned double bedroom with built-in mirrored wardrobe and the flat is completed by a stylish main bathroom.

- Top floor modern apartment
- Immaculate move-in condition
- Superbly located in the heart of Prestonpans
- Welcoming hallway with ample storage
- Bright open plan lounge/kitchen
- Two large double bedrooms
- Two stylish bathrooms
- Allocated parking
- Manicured communal grounds

Council Tax: C , Energy Rating: C

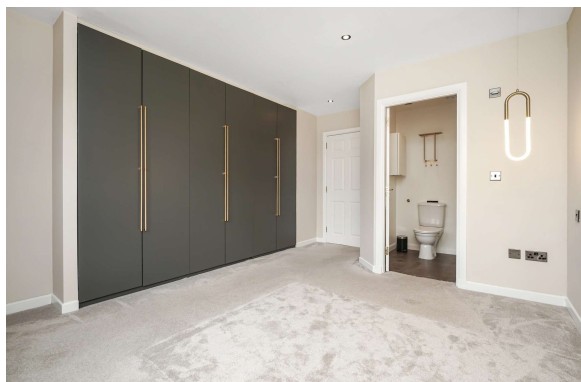
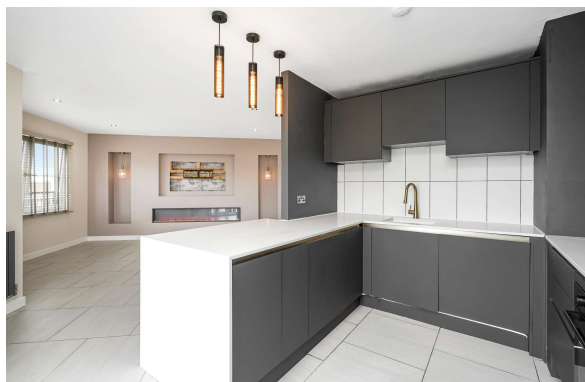
Factor payable to Hacking & Paterson - Approx. £1100 per year

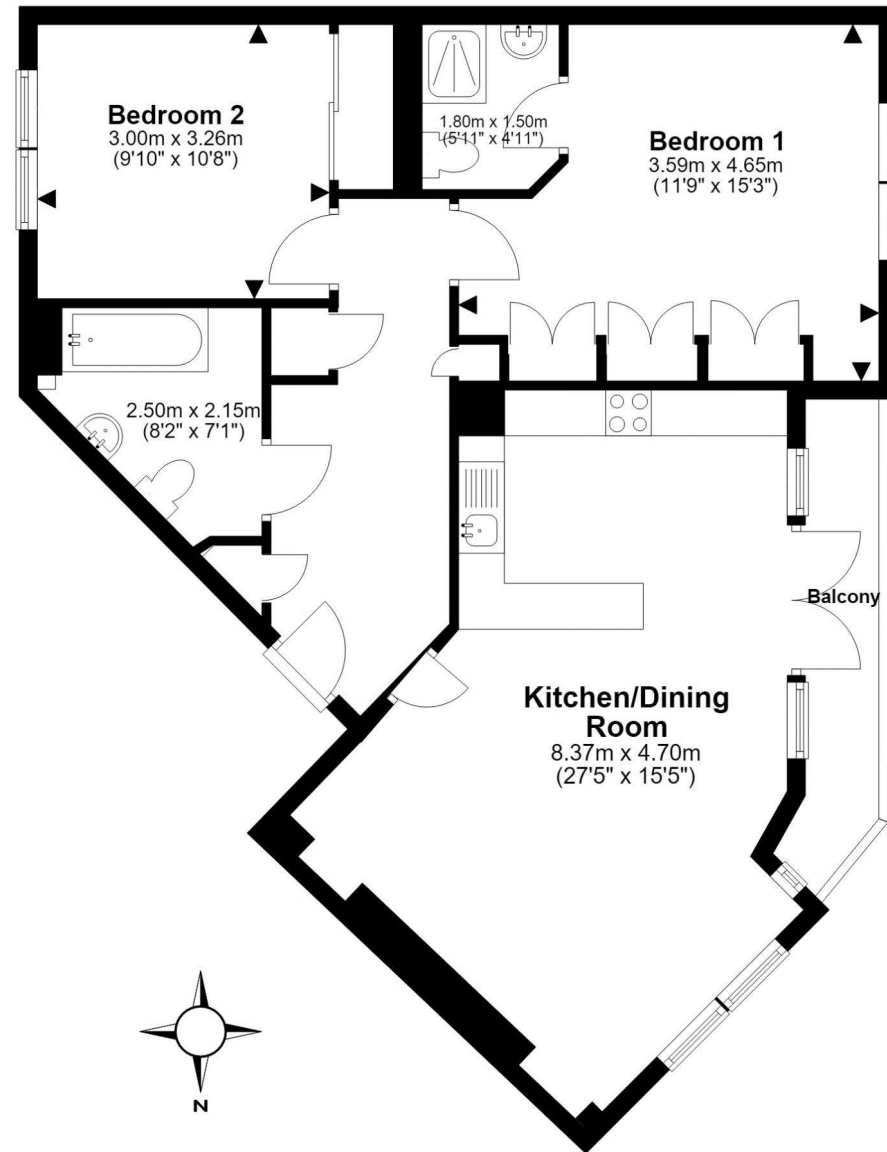
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



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.

Extras: Fixtures and fittings, all curtains, blinds, kitchen appliances, and outdoor furniture to 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.