



17 Dolphingstone View
PRESTONPANS, EH32 9QU

Property
PARIS STEELE
01620 497497 | parissteele.com



PROPERTY DESCRIPTION

Lying within walking distance of Prestonpans Train Station and primary school, this three-bedroom end-terraced home impresses with a well-equipped breakfasting kitchen, spacious and adjoining garden room/dining room, creating an appealing layout and high-quality finishes. The property epitomises the best in everyday living and entertaining, modern family living.

The kitchen - newly installed in 2024 - showcases a pathway bordering the private gated easterly front garden. The kitchen features white and blue shaker-style wall and floor units paired with smooth wood-effect worktops, a Belfast sink, and a tiled splashback. Integrated appliances include a gas hob, electric oven, and extractor hood. To the right lies a bright and inviting sitting room, enhanced by a dual peninsula counter that provides space for casual dining. The sitting room has a south- and east-facing aspect, featuring a chic colour palette, soft carpeting, and a feature white mantelpiece, exuding comfort and relaxed elegance.





The garden room and dining room provide a wonderful year-round space to relax or entertain. A guest WC completes the ground floor.

Upstairs, the principal double bedroom enjoys south and west-facing aspects, a tasteful décor, and a luxurious en-suite shower room. Two further bedrooms, both featuring Juliet balconies, complete the first floor and share access to a contemporary family bathroom with washbasin built into vanity, hidden-cistern WC, and bath with wall-mounted shower.

The property also benefits from understairs storage and also a partially floored attic accessed via an integrated stepladder.

Externally, the west-facing rear garden offers a peaceful retreat, featuring artificial lawn, paved areas, and a garden shed. The gated east-facing front garden boasts a well-kept lawn and an additional shed. The property benefits from allocated parking.

The local estate is factored by Hacking and Paterson. Approx. £20 per month.

FIXTURES & FITTINGS

All fitted floor coverings, light fixtures, blinds and curtains will be included in the sale. A new boiler was installed in 2023, neatly housed in the upstairs cupboard.

Included in the kitchen:

Electric Oven (new December 2025)
Extractor fan and gas hob (new June 2024)
Fridge-freezer (new May 2023)
Washing machine (new May 2023)
Dishwasher

Kitchen stools, bathroom mirrors and shelves, and large garden pots can be included if required.





PROPERTY FEATURES

- Three-bedroom end-terrace home
- Bright and spacious sitting room
- Modern breakfasting kitchen, and utility
- West-facing garden room/dining room
- Three bedrooms, one with en-suite shower room
- Family bathroom and guest WC
- East-facing front and west-facing rear gardens
- Double glazing
- Gas central heating
- Allocated parking
- EPC - C
- Council tax band - D
- Tenure - Freehold

PRESTONPANS

Situated on the picturesque Firth of Forth, 8 miles east of Edinburgh, Prestonpans stands out as a popular coastal town with a welcoming and friendly community.

It boasts an array of amenities perfect for daily shopping needs including a Co-op, chemist, post office, and Lidl supermarket. Residents can find more extensive shopping in nearby Musselburgh and Portobello as well as at Fort Kinnaird Retail Park which houses well-known eateries such as Pizza Express; high street shops like TK Maxx, Boots, and Primark; and an Odeon multiplex cinema.

For leisure pursuits, the Mercat Gait Sports Centre has a 25m swimming pool and gym. There is easy access to East Lothian's picturesque beaches including Seton Sands and those at Gullane and North Berwick, as well as renowned golf courses at the latter two locations and beyond. The region also offers fantastic opportunities for walks, cycles, and horseriding.

There is a local primary school and the property is within the catchment area for Preston Lodge High School. Additionally, private schooling is available at Loretto in Musselburgh with further choices available in Edinburgh.

Commuters will benefit from the convenience of the train station at Prestonpans complete with parking, offering swift links into Edinburgh. For those driving in, Edinburgh's City Centre is approximately a 40-minute journey via the A1.





PARIS STEELE

Thinking of selling your existing property?

Our experienced and locally based property and legal teams are here to help

- Free property valuations
- Competitive fees for a bespoke personal service
- Extensive marketing on the leading property portals
- Comprehensive use of social media
- Clear and practical advice

Let's Talk

01620 497 497

property@parissteele.com

Property
PARIS STEELE

Please Note:

1. While the foregoing particulars are believed to be correct, no warranty is given as to their accuracy, and it will be for the intending purchasers to satisfy themselves on these matters prior to the conclusion of missives. All sizes are approximate.
2. The Home Report and more information for this property is available from www.parissteele.com
3. Interested parties are advised to have their interest noted with the Selling Agents so that they may be advised of any closing date. The seller will not be bound to accept the highest or any offer submitted at a closing date. Please submit offers by email to property@parissteele.com or by post to: Paris Steele, 35 Westgate, North Berwick, EH39 4AG.
4. From 1st February 2022, residential properties in Scotland are required by law to have a system of interlinked smoke alarms, carbon dioxide detectors and heat detectors installed. No warranty is given by the Seller on compliance with this legislation and the Seller does not warrant the condition of any systems or appliances of a working nature included in the price.

Dolphinstone View,
Prestonpans,
East Lothian, EH32 9QU



Approx. Gross Internal Area
1111 Sq Ft - 103.21 Sq M
For identification only. Not to scale.
© SquareFoot 2026

