



# 17 Dolphingstone View

PRESTONPANS, EH32 9QU

Property  
**PARIS STEELE**

01620 497497 | [parissteele.com](https://parissteele.com)





## PROPERTY DESCRIPTION

Lying within walking distance of Prestonpans Train Station and primary school, this three-bedroom end-terrace home with stylish interior design, spacious layout and high-quality finishes epitomises the best in modern family living.

A pathway bordering the private gated easterly front garden leads to the front door which in turn opens into a welcoming hallway, which includes a coat cupboard, allowing neat storage. To the right lies a bright and inviting sitting room, enhanced by a dual south- and east-facing aspect. Featuring a chic colour palette, soft carpeting, and a feature white mantelpiece, this space exudes comfort and relaxed elegance.

Returning to the hallway, the home continues to impress with a well-equipped breakfasting kitchen and adjoining garden room/dining room, creating an appealing flow for everyday living and entertaining.

The kitchen - newly installed in 2024 - showcases 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. The peninsula counter provides space for casual dining. An adjacent utility room offers additional storage.





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)

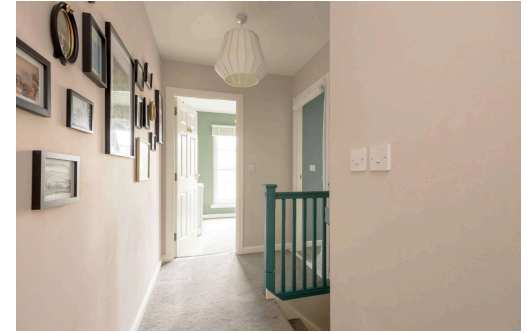
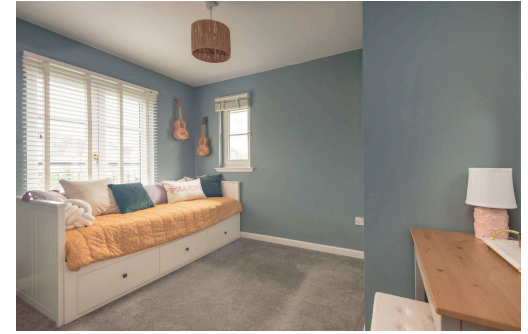
Extractor fan and gas hob (new June 2024)

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.

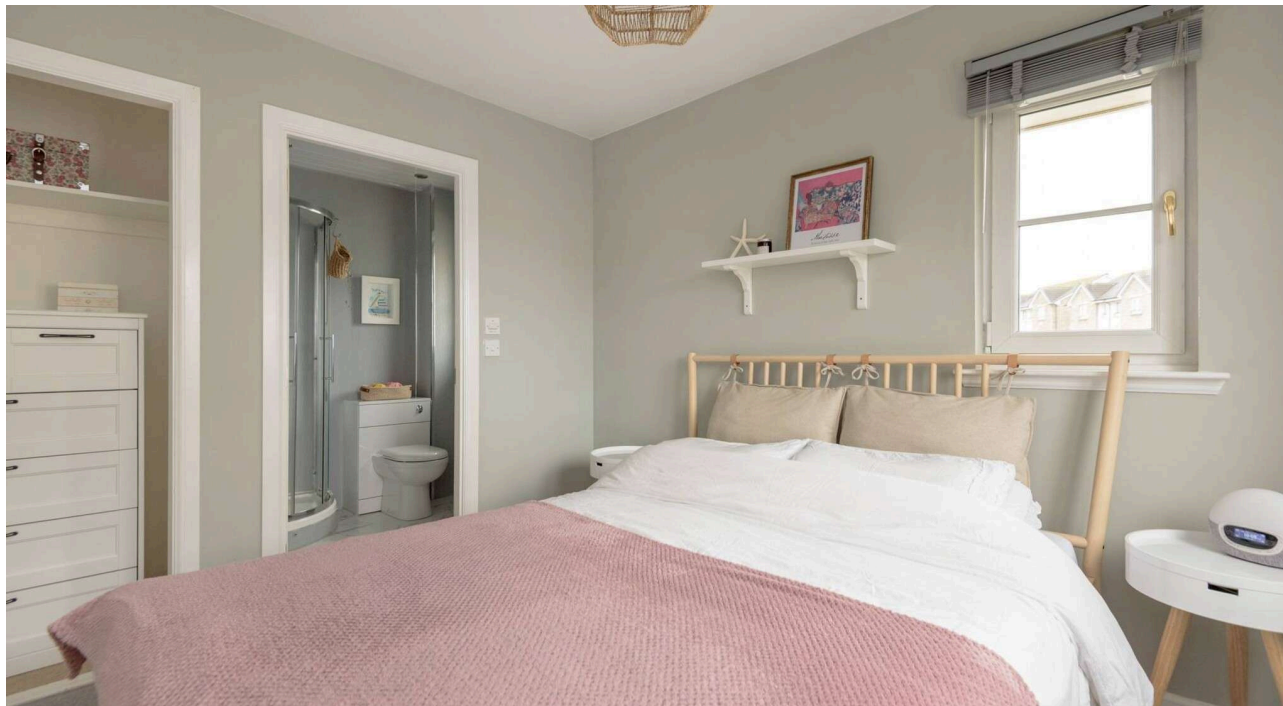
It boasts an array of amenities perfect for daily shopping needs including a Co-op, chemist, post office, and Lidl supermarket. Residents can find more extensive shopping in nearby Musselburgh and Portobello as well as at Fort Kinnaird Retail Park which houses well-known eateries such as Pizza Express;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



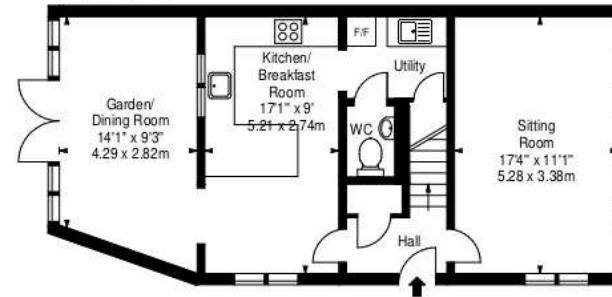




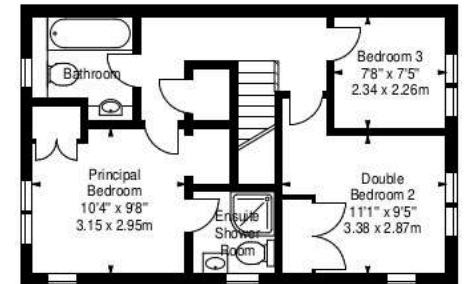
**Dolphingstone View,  
Prestonpans,  
East Lothian, EH32 9QU**



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



Ground Floor



First Floor

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**PARIS STEELE** Property

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