



GSB Properties  
22 Hardgate  
Haddington, EH41 3JS



## 33/6 DOLPHINGSTONE VIEW

PRESTONPANS, EAST LOTHIAN, EH32 9QU

A stylish, two-bedroom, top-floor apartment that forms part of a popular modern development in the coastal town of Prestonpans, offering bright and spacious accommodation that is presented in excellent decorative order. In addition to sociable open-plan living, the home further boasts a private balcony enjoying sun in the afternoon and evenings, residents' parking, and quality fixtures and fittings, including an integrated kitchen and two bathrooms.





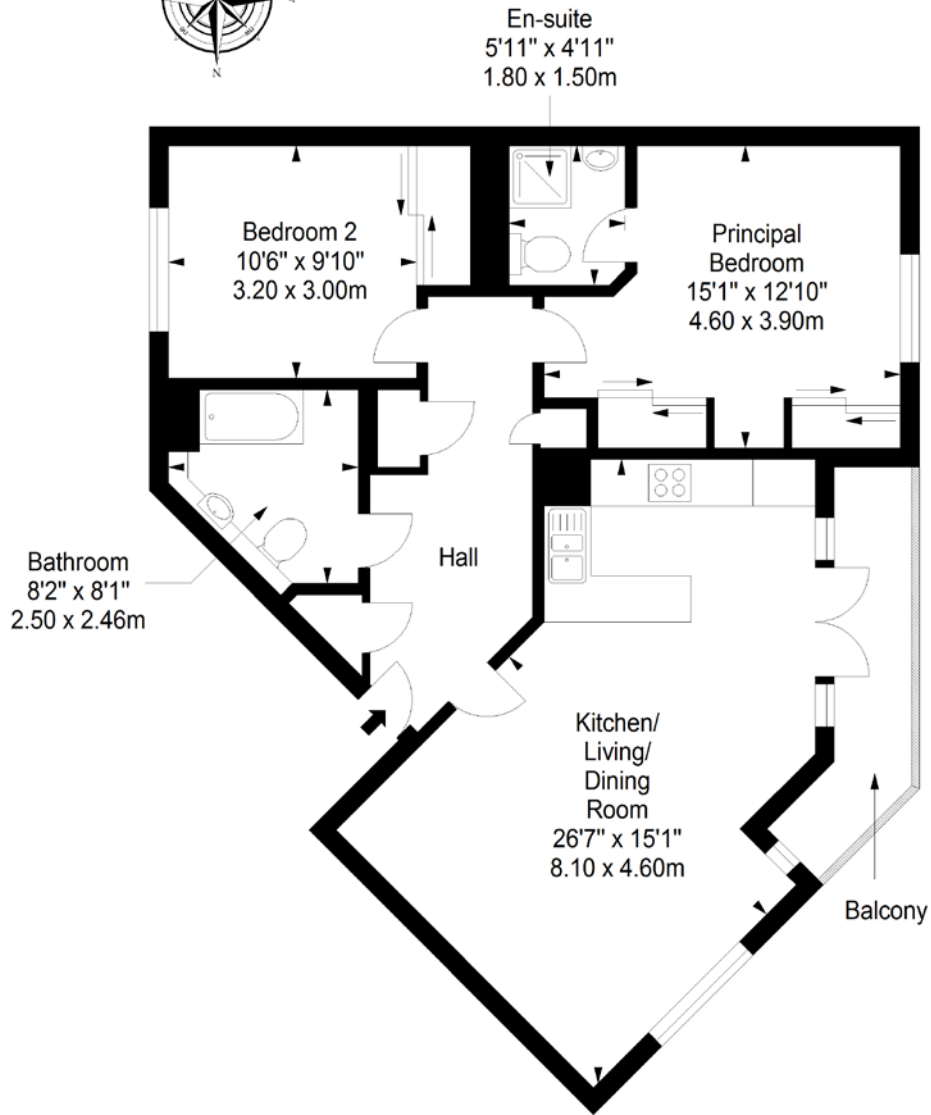
## PROPERTY FEATURES

- Impressive top-floor apartment
- Desirable modern development
- In the coastal town of Prestonpans
- Contemporary interior design
- Central hall with storage
- Open-plan kitchen/living/dining room
- Contemporary integrated kitchen
- Private balcony with afternoon sun
- Two double bedrooms with built-in wardrobes
- Modern en-suite shower room
- Stylish three-piece family bathroom
- Private residents' parking
- Landscaped garden grounds
- GCH & DG
- EPC Rating - C

Extras: all fitted floor and window coverings, light fittings, and integrated appliances (gas hob, oven, fridge/freezer, dishwasher, and washing machine to be included in the sale.



**Top Floor**  
Approx. 79.4 sq. metres (854.7 sq. feet)



Total area: approx. 79.4 sq. metres (854.7 sq. feet)

**HOUSE SALES**

If you have a house to sell, we provide free pre-sales advice, including valuation. We will visit your home and discuss in detail all aspects of selling and buying, including costs and marketing strategy, and will explain GSB Properties' comprehensive services.

1. While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.

2. Interested parties are advised to note interest through their solicitor as soon as possible in order to be kept informed should a Closing Date be set. The seller will not be bound to accept the highest or any offer.

