



Offers Over

**£220,000**

## 31 Dolphingstone View

Prestonpans | East Lothian | EH32 9QU

A tremendous opportunity has arisen to acquire this spacious and well-presented three bedroom terraced villa forming part of an established modern development in the picturesque coastal town of Prestonpans. Close to excellent local amenities and commuting links, the accommodation would make an ideal purchase for the first-time buyer, young professional or growing family. Early viewing recommended.

-  3 beds
-  1 public
-  1 bathroom & 1 WC
-  Private garden
-  Allocated parking space
-  EPC Band - B
-  Council Tax Band - D



## Description

Internally, the property is presented in move-in condition while briefly comprising of; welcoming entrance hallway, light and airy lounge, modern fully-fitted kitchen/diner with a range of integrated white goods, ample room for a dining table and chairs, French patio doors, tiling in splash areas, under-unit lighting and a sizable understairs storage cupboard, partially-tiled ground level W/C, landing with a linen cupboard and access via a dropdown ladder to the partially-floored attic, two generously sized double bedrooms both with space for freestanding furniture while the larger benefits from integrated wardrobes with sliding mirrored doors, single bedroom allowing for flexibility to be used as a home office or dressing room, and a partially-tiled bathroom suite with an over-bath shower.

The property also benefits from an intruder alarm system, gas central heating and double glazing throughout.



## Extras

Selected fixtures and fittings, including; integrated gas hob, oven and extractor hood, light fittings and fitted floor coverings. Other items may be available through separate negotiation.

## Gardens and Parking

There is an attractive and fully enclosed South-facing private garden to the rear with two separate decked areas as well as low-maintenance artificial turf and raised planters. For the car owner, an allocated parking space can also be found to the rear.

## Viewing

By appointment through Neilsons 0131 625 2222.



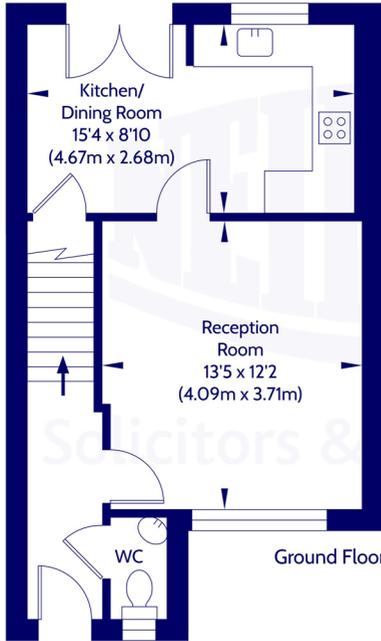


## Location

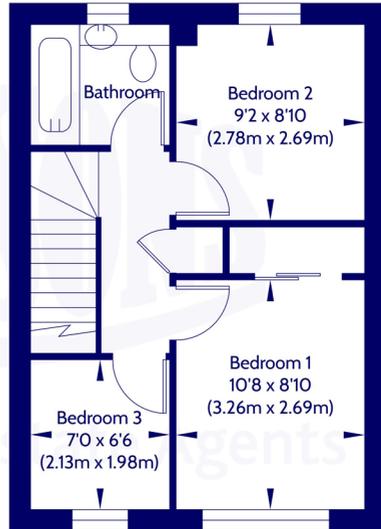
The property forms part of an established modern development forming part of the small coastal town of Prestonpans, located approximately 10.7 miles via the A1 from Edinburgh therefore offering the commuter easy access to the City Centre and surrounding towns and villages. There is also a railway station in Prestonpans, within walking distance from the house, plus excellent bus service links. The train to the city centre takes approx. 15 minutes. Excellent local day to day amenities include Scotmid & Lidl supermarkets. Nearby Musselburgh provides a good choice of sporting and recreational facilities including two sporting facilities, one of which has a swimming pool, two golf courses and the famous race course. Prestonpans offers schooling from nursery to senior level and many beautiful coastal walk/cycle paths.



Approx. Internal Area 68.52 Sq M / 737 Sq Ft.  
Not to scale. For identification only.  
© www.planography.co.uk 2024



Ground Floor



First Floor

Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



Solicitors & Estate Agents

## Our Services:

- Full estate agency service
- Buying & Selling
- Buy to let advice
- Wills & Powers of Attorney
- Estate Planning
- Executries
- Powers of Attorney

For helpful, friendly, personal advice, get in touch.

✉ [mail@neilsons.co.uk](mailto:mail@neilsons.co.uk)

☎ 0131 625 2222

💻 [www.neilsons.co.uk](http://www.neilsons.co.uk)

**Head Office**  
138 St John's Road  
Edinburgh

**Property Department**  
142 St John's Road  
Edinburgh

**City Centre**  
2a Picardy Place  
Edinburgh

**South Queensferry**  
37 High Street  
South Queensferry

**Bonnyrigg**  
72 High Street  
Bonnyrigg

