

33/2 Dolphingstone View Prestonpans, EH32 9QU

OFFERS OVER £185,000



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- Spacious ground floor flat with terrace
- Hall with storage
- Open plan living/diningroom/modern fitted kitchen
- Master bedroom with en suite, 2nd double bedroom, both with fitted wardrobes
- Bathroom with modern three piece white suite
- Gas central heating. Double glazing
- Private terrace, Communal gardens & allocated parking to rear
- EPC Band C, Council tax band C

Description

This is a rarely available ground floor flat offering generously proportioned (70m sq) accommodation on this popular modern estate. The accommodation is in excellent decorative order and benefits from gas central heating and double glazing throughout. It comprises a welcoming entrance hall with two storage cupboards, spacious open plan lounge/diningroom and modern fitted kitchen with integrated appliances and French doors to a private terrace, master bedroom with fitted wardrobes and an en suite shower room, a second double bedroom with fitted wardrobes and a family bathroom with modern three piece white suite including a shower and screen over the bath.





Location

The historic town of Prestonpans is situated on the southern shore of the Firth of Forth surrounded by unspoilt countryside. The town is an extremely popular commuter base, being only three miles beyond Musselburgh and close to the A1 which links quickly and easily with Edinburgh City Centre via the City Bypass as well as having a railway station which gives access to central Edinburgh in around fifteen minutes. There are a number of local shops including a supermarket, schools and other social amenities within the town. Further shopping can be found a short distance away at Fort Kinnaird Retail Park, Newcraighall, which offers a selection of "High Street" shops and superstores. A variety of leisure facilities are available in the area including Prestonpans swimming pool, a choice of golf courses and several sandy beaches.

Gardens and parking

There are communal grounds to both the front and rear with an allocated parking space to the rear.

Extras

All the fitted floor coverings, blinds, integrated gas hob, oven, chimney style cooker hood, automatic washer/dryer and fridge/freezer are included within the sale price.

Home Report

The property has been valued by a surveyor at £190,000 and the Home Report can be downloaded via the ESPC link.

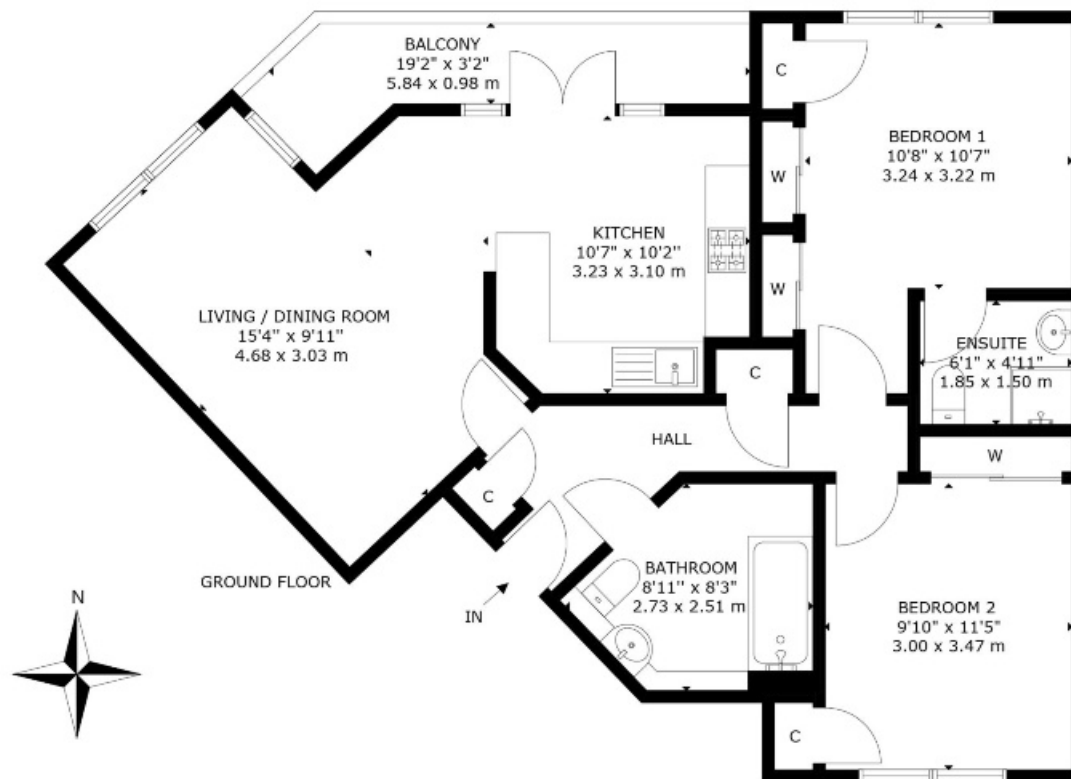
Factors

There is a monthly factoring charge of approximately £89 per month, payable to Hacking and Patterson and this includes the block building insurance.

Viewing

By appointment telephone Agents on 0131 665 3131





33/2 DOLPHINGSTONE VIEW, PRESTONPANS
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 792 SQ FT / 74 SQ M
 BALCONY 68 SQ FT / 6 SQ M

All measurements and fixtures including doors and windows are approximate and should be independently verified.

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