



15/6 Dolphingstone View, Prestonpans, East Lothian, EH32 9QU





## Welcome

Welcome to 15/6 Dolphinstone View, Prestonpans, where McDougall McQueen are delighted to present to the market this lovely rarely available two-bedroom, two-bathroom second floor (top) flat which is superbly situated in an established modern residential estate in the popular East Lothian town of Prestonpans. The generously proportioned accommodation is presented in walk-in condition and offers a superb opportunity for first-time buyers, professional couples, and property investors. There are communal garden grounds, a bin and bike store, allocated parking space and ample visitor parking. The property is positioned within walking distance of all amenities including schooling, shopping and Prestonpans train station meaning this property is ideally placed for the commute to Edinburgh and the surrounding areas. Viewing is by appointment and should be made at your earliest convenience.

- Communal secure entry system
- Entrance hallway with storage and loft access
- Superbly spacious lounge, dining, and open plan modern fitted kitchen with a range of base and wall units, breakfast bar, gas hob, electric oven, extractor and integrated washer dryer, window to the front and French door access to a balcony with lovely views
- Balcony with ample space for seating and relaxation
- Family bathroom with three-piece white suite with bath, wc and sink with combined vanity unit
- Main bedroom with built-in his and hers mirrored wardrobes and additional store cupboard
- En-suite shower room
- Bedroom two with built-in mirrored wardrobes and additional store cupboard
- Double glazing and gas central heating
- Communal garden grounds, with a bin and bike store
- Allocated parking and visitor parking







## Prestonpans

Situated on the breath-taking East Lothian coast is Prestonpans, it links with neighbouring villages along the scenic east coast where many pleasant walks may be enjoyed. The town offers a good range of local shopping facilities as well as banking/post office services, a health centre and dental surgery. A range of leisure facilities in the vicinity include a golf course and the Mercat Gait Centre with gym, dance studio and swimming pool. A more comprehensive range of shopping and recreational facilities are available only a short drive away in nearby Musselburgh. With a regular public transport service operating nearby, easy access to the A1 linking with major motorway networks/Edinburgh city by-pass and a local rail link makes this an ideal base for the commuter.

## Extras

All floor coverings, light fittings, blinds where fitted, oven, hob, extractor, and integrated washing/dryer. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. Other items may be available by negotiation.



# Get in touch

 [mcdougallmcqueen.co.uk](http://mcdougallmcqueen.co.uk)

 [property@mcdougallmcqueen.co.uk](mailto:property@mcdougallmcqueen.co.uk)

 0131 240 3818

Property Hub:

25-27 High Street, Dalkeith  
EH22 1JB

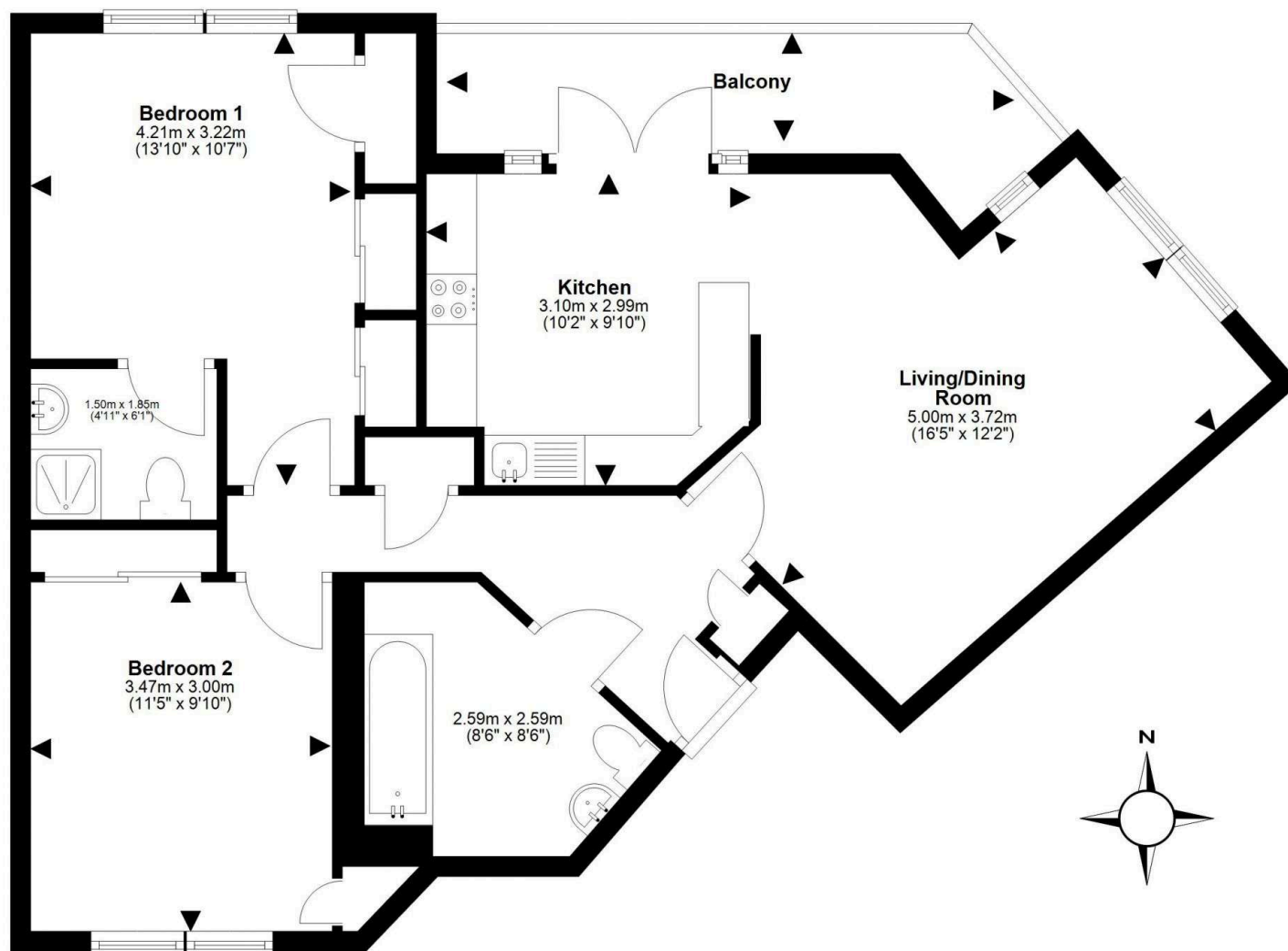
Bruntsfield Office:

103-105 Bruntsfield Place,  
Edinburgh EH10 4EQ



**CHARTERED FIRM**

Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.  
For details of the internal floor area, please refer to the Home Report.