



**1/2 DOLPHINGSTONE COURT**  
PRESTONPANS, EAST LOTHIAN, EH32 9GN



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RATING



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TAX BAND



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Situated within an attractive, modern development in Prestonpans, this ground-floor flat accommodates two bedrooms, a spacious reception room, a kitchen, and two bathrooms, and is well-presented with modern interiors and tasteful décor throughout, with recently renovated bathrooms, some new lighting, and new flooring throughout. The development is set within well-maintained shared gardens and is accompanied by private residents' parking.

A secure shared entrance leads to the flat's front door, where you are welcomed inside by an inviting hallway (with built-in storage), immediately setting the tone for the interiors to follow with neutral décor and wood-style flooring. To the left of the hall lies a reception room, offering space for lounge and dining furniture and attractively decorated in stylish grey tones and feature wallpaper, enhanced by the same flooring as the hall. In the neighbouring kitchen, contemporary wall and base cabinets are framed by wood-inspired worktops and splashback tiling, and integrated appliances comprise an oven, hob, and extractor hood. A freestanding fridge/freezer is included and provision is made for an undercounter washing machine.

## FEATURES

- Ground-floor flat in Prestonpans
- Attractive interiors with recent upgrades
- Secure shared entrance
- Welcoming hall with built-in storage
- Good-sized living/dining room
- Contemporary kitchen
- Two double bedrooms with built-in wardrobes
- Recently renovated en-suite shower room
- Family bathroom, also recently renovated
- Well-kept shared grounds
- Allocated parking space
- Gas central heating and double glazing





The flat accommodates two well-proportioned double bedrooms, both continuing the appealing presentation of the preceding accommodation and supplemented by mirrored built-in wardrobes. The principal is comfortably carpeted and boasts its own en-suite comprising a shower enclosure, a WC-suite, and vanity storage. A stylishly tiled bathroom completes the accommodation and features a bath with a shower attachment, a WC-suite, storage, and a towel radiator. Gas central heating and double glazing ensure year-round comfort and efficiency. Externally, the development is accompanied by neatly kept shared gardens and private residents' parking is available, with an allocated space for the flat and visitors' parking.

Extras: All fitted floor coverings, window coverings, light fittings, integrated kitchen appliances, and fridge/freezer will be included in the sale. Some furniture may be available by separate negotiation.

Factor: The development is factored by Hacking & Paterson for an approximate quarterly fee of £150. (TBC by client)







## Prestonpans

Situated on the rugged East Lothian coast is Prestonpans – a thriving town that has seen considerable development in recent years. There are lovely shore walks, public parks, and open countryside to enjoy – ideal places to escape the hustle and bustle. With Prestonpans train station, people living here can enjoy both the countryside and all the amenities that nearby Edinburgh has to offer. Edinburgh is less than 20 minutes away by train and around the same travel time by car via the A1. Prestonpans offers a good selection of amenities and shops, while nearby Fort Kinnaird Retail Park provides more extensive shopping outlets. The town is served by two primary schools and one secondary school, while Loretto School in Musselburgh offers private education at both primary and secondary level. The surrounding area benefits from fitness and outdoor pursuits, including The Mercat Gait Centre – a sports centre with an Olympic-sized swimming pool, a sauna, a steam room, and a hydrotherapy pool, as well as a gym and a dance studio. The Royal Musselburgh Golf Course, Preston Athletic Football Club, Preston Lodge Rugby Club, Preston Village Cricket Club, Preston Lodge Ladies Hockey Club, and the East Lothian Indoor Bowling Club are all on your doorstep too.





OFFERS TO:  
22 Hardgate  
Haddington  
EH41 3JS

Tel: 01620 825 368  
Fax: 01620 824 671

DX540733 Haddington

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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.

## FLOORPLAN

