

McDougall McQueen
solicitors & estate agents

33/1 Dolphingstone View, PRESTONPANS, EH32 9QU

2 2 1 EPC C









Welcome

Beautifully positioned within this established residential development, this exceptional apartment has been meticulously maintained and tastefully decorated throughout, creating a wonderfully welcoming home that is sure to appeal to first-time buyers, downsizers and those seeking stylish, easy-to-maintain accommodation.

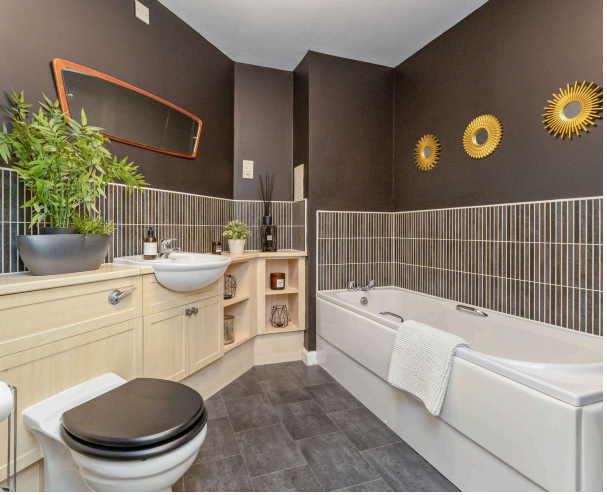
A welcoming entrance hallway immediately sets the tone, with an enviable amount of storage provided by three generously proportioned cupboards, one of which discreetly houses the washing machine.
The heart of this beautiful home is undoubtedly the impressive open-plan lounge, dining and kitchen area. Flooded with natural light courtesy of its dual-window formation, this wonderfully spacious room offers the perfect setting for both everyday living and entertaining. There is ample space for a generous dining table, while patio doors open onto a delightful covered terrace, providing a lovely spot to enjoy some fresh air.
The stylish kitchen is beautifully appointed with an attractive range of white wall and base units, complemented by tasteful splashback tiling and generous worktop space. Integrated cooking appliances include an electric oven and gas hob, with additional space for a fridge freezer and dishwasher.

The principal bedroom is a beautifully presented and generously proportioned retreat, benefiting from twin built-in mirrored wardrobes and the added luxury of an upgraded en-suite shower room. Finished to an excellent standard, the en-suite features attractive contemporary tiling, a corner shower enclosure and elegant gold-toned fittings, creating a sophisticated and luxurious feel.

The second double bedroom is equally impressive, offering excellent proportions, a built-in mirrored wardrobe and ample space for additional bedroom furniture. Completing the accommodation is a spacious family bathroom, stylishly decorated and finished in keeping with the high standard evident throughout the property.

Further benefits include residents' allocated parking and the convenience of ground-floor living.

Factors are Hacking and Paterson with an approx fee of £1,000 pa which includes building insurance.







Prestonpans

Situated within a popular residential development in Prestonpans, 33/1 Dolphingstone View enjoys a convenient location close to local shops, schools and everyday amenities. The area offers excellent transport links, with Prestonpans railway station providing regular services to Edinburgh and easy access to the A1 for commuters. Beautiful coastal walks, nearby beaches and a choice of leisure facilities add to the appeal, making this an ideal location for a wide range of buyers.

The property is also particularly well placed for commuters, with Prestonpans railway station approximately 0.3 miles away and train journeys to Edinburgh taking around 15 minutes. Nearby amenities include a Co-op, Lidl, local primary and secondary schools, while Fort Kinnaird offers more extensive shopping, dining and entertainment.

Extras

Included within the sale are all light fittings and window dressings.



Get in touch

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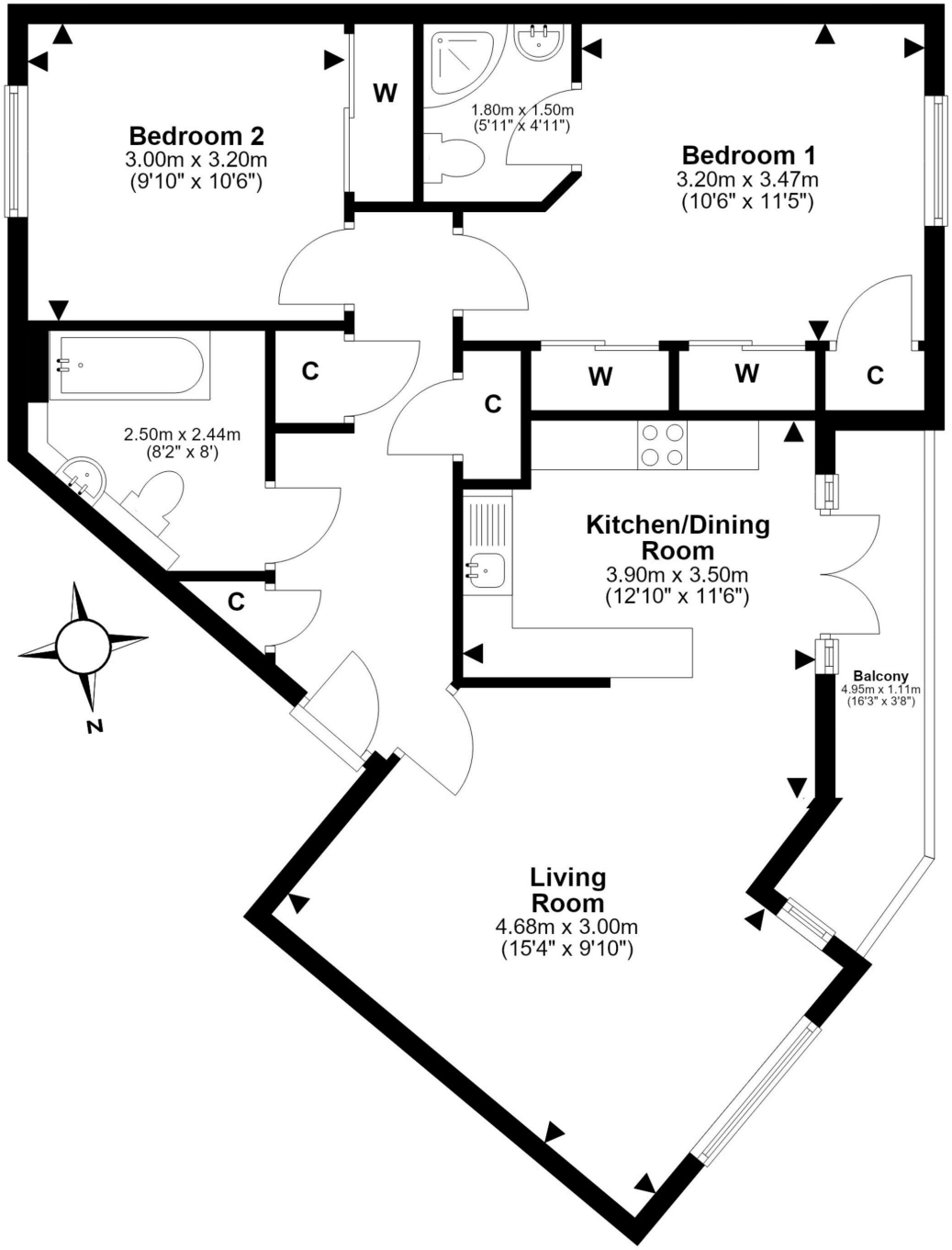
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This plan is for illustrative purposes only and should only be used as such by a prospective purchas
For details of the internal floor area, please refer to the Home Report.