

5/4 Dolphingstone View

PRESTONPANS, EH32 9QU



**This property is subject
to a buyer's premium**



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*Size, internal condition and private balcony make this a
highly-desirable property for any purchaser*



McEwan Fraser Legal is delighted to present this well-presented two double bedroom first floor flat to the market. The size, internal condition and private balcony make this a highly desirable property for any purchaser.

The apartment has been designed to maximise the natural available light to create a modern ambience and has been decorated throughout with a contemporary, neutral theme. As one would expect, room dimensions are generous and the accommodation has been arranged to offer both flexibility and individuality.

THE LIVING ROOM



The apartment is entered via a wide welcoming hall which provides access to all rooms and includes integrated storage and space for a sideboard. Immediately on your right, you find a fantastic open plan kitchen/reception. Bright, spacious and contemporary, the lounge is an excellent space with plenty of scope for different configurations. There is plenty of space for a large suite and a dining table. Plantation shutters over the windows and balcony door are a wonderful addition that gives a quality feel.

THE KITCHEN



The kitchen has just recently been installed and comprises a generous range of base and wall mounted units with a grey satin finish and contrasting work surfaces. Gas hob, electric oven, cooker hood and washing machine are integrated. Space is provided for a freestanding fridge freezer.



THE BALCONY



There are two ample double bedrooms. The front-facing master bedroom is a particularly generous double with an integrated wardrobe and a contemporary en-suite shower room. The second bedroom is also a well-proportioned double with an integrated wardrobe.

THE MASTER BEDROOM



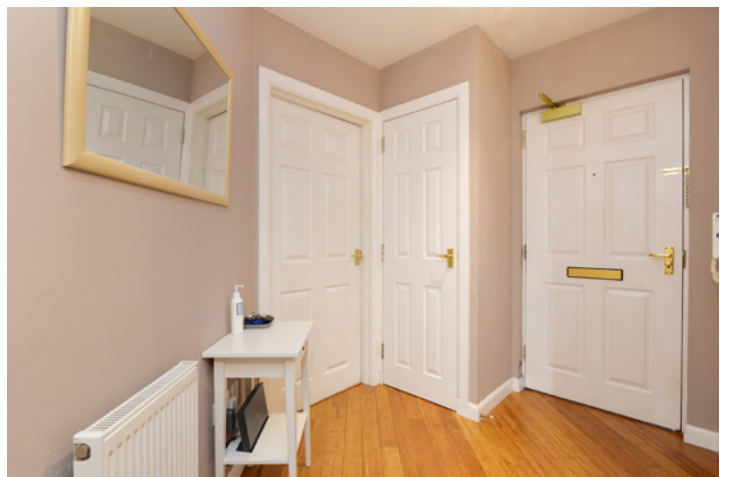
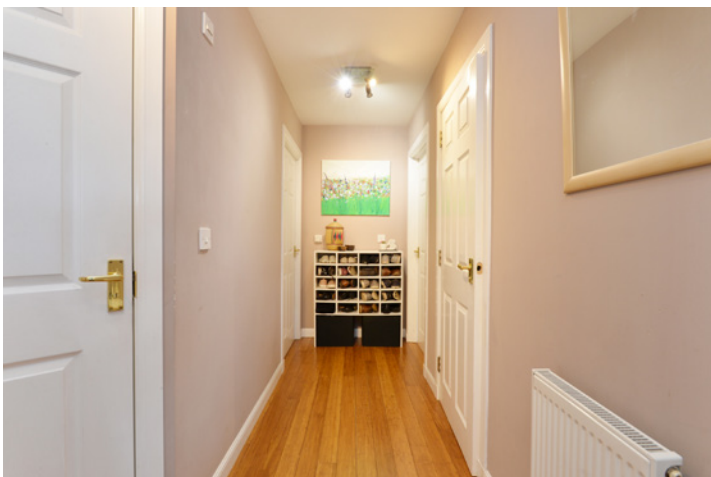
BEDROOM 2



THE BATHROOM



Internal accommodation is completed by a spacious family bathroom that boasts a three-piece suite and partial tiling.

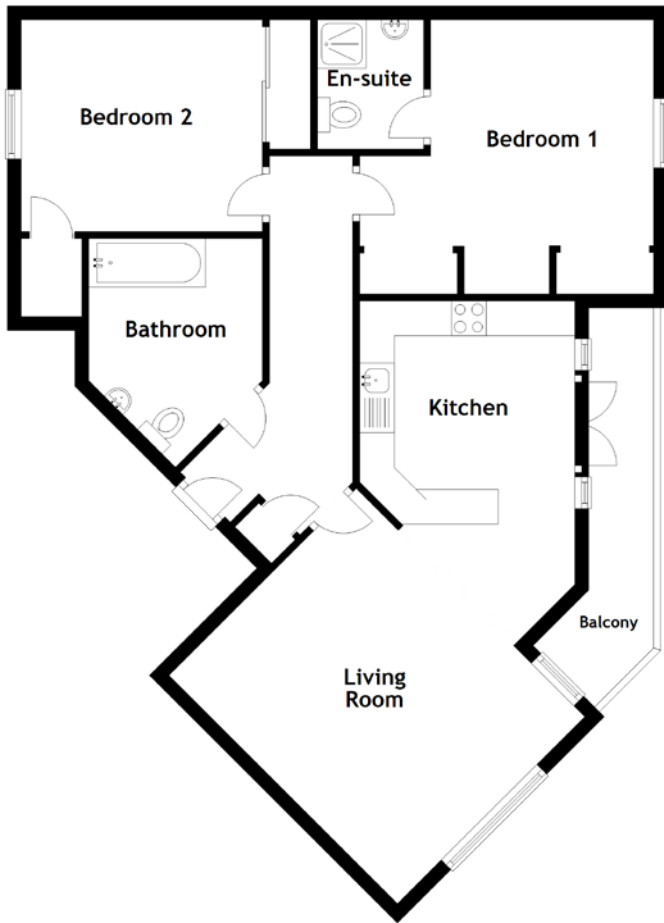


This property also benefits from full double-glazing, central heating and private parking while the wider development also provides a communal children's play area, maintained grounds, secured entry system, and a shared bike store.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP



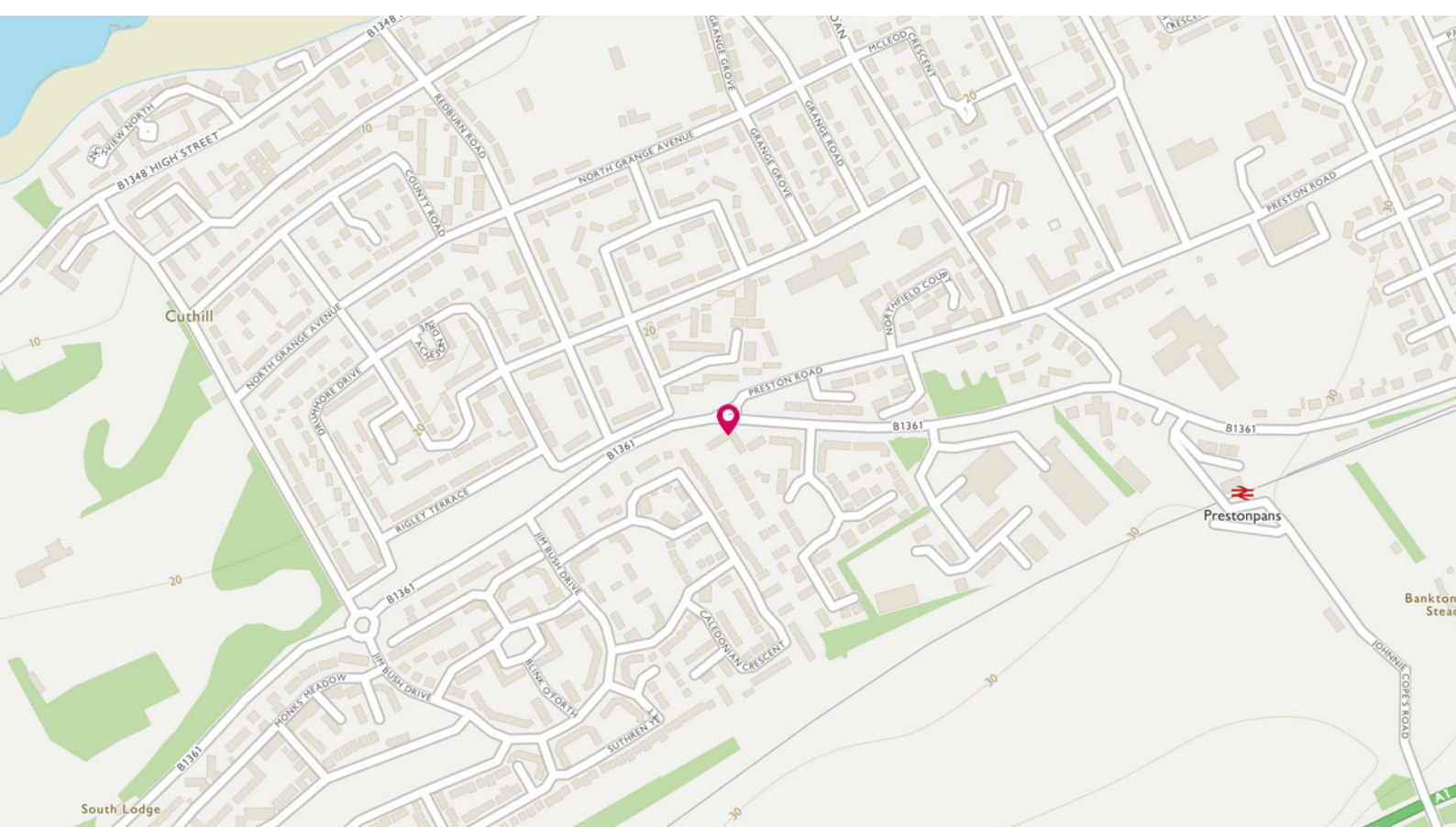
Approximate Dimensions
(Taken from the widest point)

Living Room	4.65m (15'3") x 3.81m (12'6")
Kitchen	3.68m (12'1") x 3.10m (10'2")
Bedroom 1	4.23m (13'11") x 3.95m (13')
En-suite	1.86m (6'1") x 1.20m (3'11")
Bedroom 2	3.47m (11'5") x 3.05m (10')
Bathroom	2.52m (8'3") x 2.50m (8'2")

Gross internal floor area (m²): 68m²

EPC Rating: B

Buyer's Premium Value: £4,800.00



THE LOCATION

Prestonpans is a small town situated in the county of East Lothian on the coast of the Firth of Forth.





Located approximately ten miles from Edinburgh, this is an ideal area for anybody working in the city and is within easy commuting distance via the A1. The journey into Edinburgh will take approximately twenty minutes by car and there is, of course, an excellent bus service every thirty minutes (every fifteen mins approximately during rush hour). There is also a good train service direct to the Waverley Station from Prestonpans, a journey which will take about twelve minutes.

Prestonpans offers a wide range of shops and facilities, including a supermarket which will provide every possible daily requirement, as well as cash points and a health centre. In addition, there are the local nursery, primary and secondary schools all in close proximity.



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