

9 Dolphingstone Way

PRESTONPANS, EDINBURGH, EH32 9QX



McEwan Fraser Legal is delighted to present this three-bedroom semi-detached house in Prestonpans



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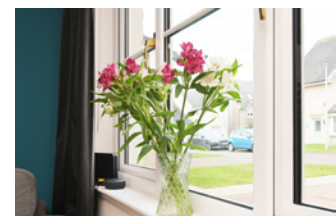


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McEwan Fraser Legal is delighted to present this three-bedroom semi-detached house in a popular and well-connected residential location of Prestonpans in East Lothian. The property is in walk-in condition, offering a modern interior that will appeal to a wide range of buyers. The house enjoys a practical layout with a front-facing aspect and a private rear garden, making it ideal for families or professionals.

THE LIVING ROOM



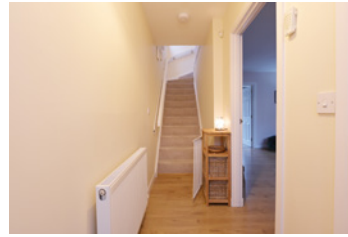
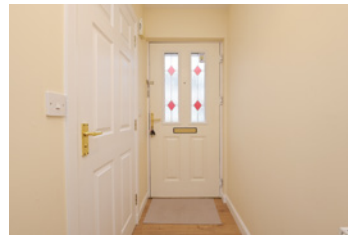
Inside, the property comprises a spacious living area at the front of the property, offering excellent natural light and a comfortable setting for everyday living.

THE KITCHEN/DINER



The fully equipped kitchen/diner is fitted with a gas hob, fan oven, dishwasher, and washing machine, along with a pantry housing a tumble dryer. French doors provide direct access to the rear garden.





There are three well-proportioned bedrooms, suitable for family use, guests, or home working, while the family bathroom features a mains-powered shower over the bath, along with a separate WC for added convenience. The partially floored attic, accessed via a ladder, offers useful storage space.

THE BATHROOM



BEDROOM 1



BEDROOM 2



BEDROOM 3



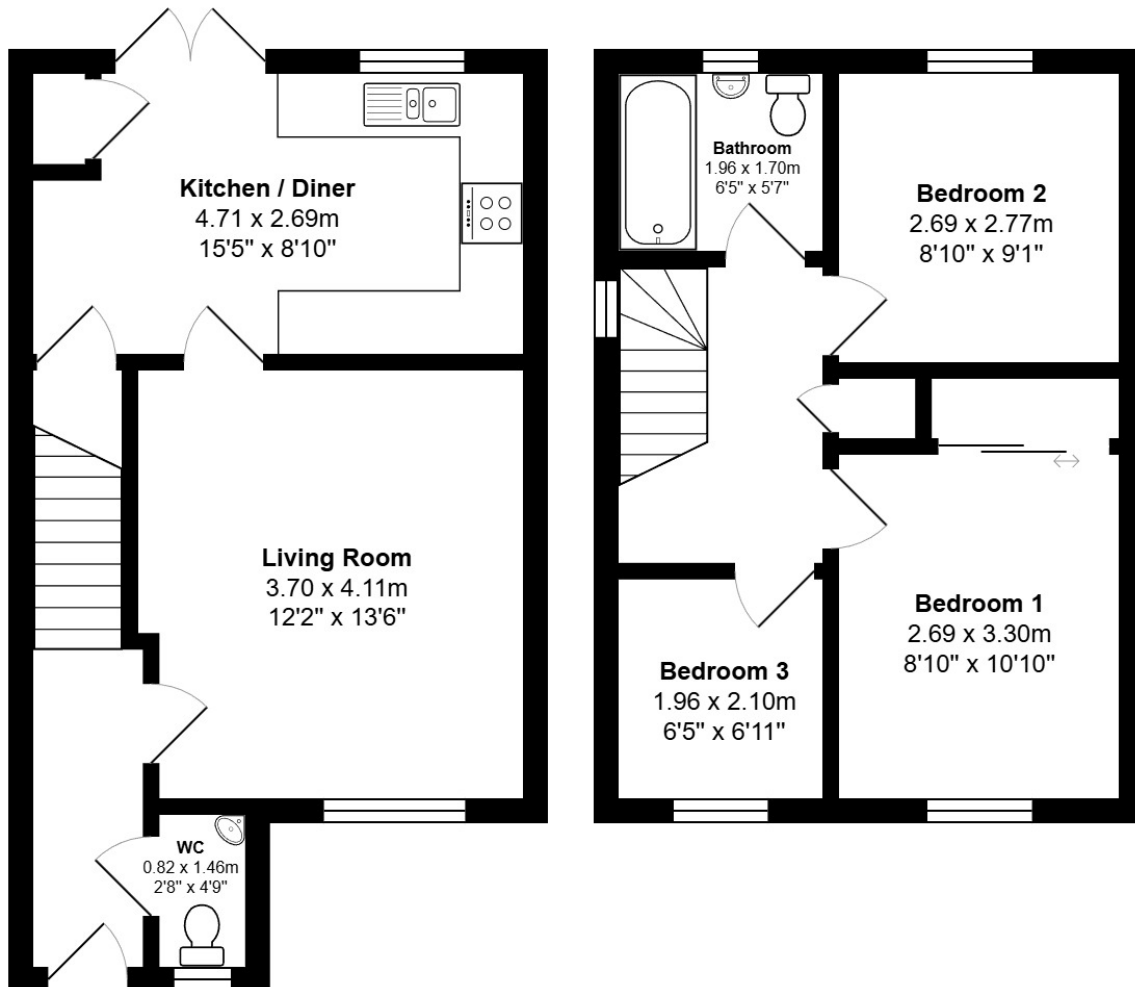
Externally, the property benefits from a modern rear garden with astroturf and patio areas, ideal for low-maintenance outdoor living, along with side access. To the front, there is a private driveway and garden, providing off-street parking.

This is a rare opportunity to acquire a modern family home with private outdoor space and parking in a sought-after location. Early viewing is highly recommended to fully appreciate what this property brings to the table; this one's ticking a lot of boxes.

EXTERNALS

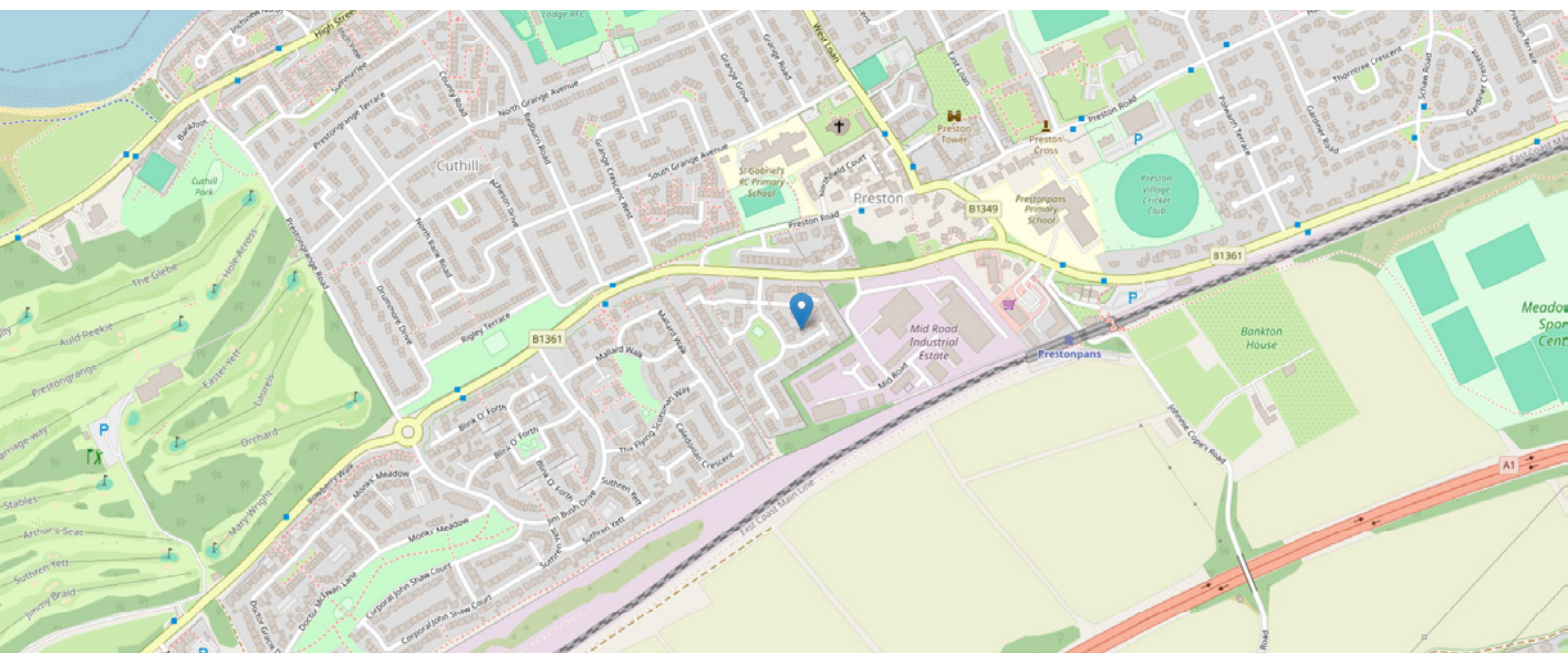


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 91m² | EPC Rating: D



THE LOCATION

Prestonpans is a small town situated in the county of East Lothian on the banks of the River 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 Musselburgh bypass.





The journey into Edinburgh will take approximately twenty minutes by car, and there is, of course, an excellent bus service every thirty minutes. There is also a good train service direct to the Waverley Station, a journey which will take about twelve minutes.

Prestonpans offers a wide range of shops and facilities, including supermarkets which will provide every possible daily requirement, as well as all the usual banking, building society and post office services.



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