

# 30 Dolphingstone Way

PRESTONPANS, EAST LoTHIAN, EH32 9QX



*FIVE-BEDROOM END-TERRACED TOWNHOUSE THAT OFFERS GENEROUS PROPORTIONS OVER THREE FLOORS*



0131 524 9797



[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)



[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)





McEwan Fraser is delighted to present this five-bedroom end-terraced townhouse that offers generous proportions over three floors and is presented to the market in excellent condition. The property is part of an established modern development and overlooks a central green with a children's playpark. Benefits include gas central heating, double glazing, off-street parking, and a mature west-facing rear garden that gets summer sun into the evening.

Ground-floor accommodation comprises a welcoming entrance hall, living room with a large picture window and feature fireplace, dining kitchen with contemporary units, integrated appliances, and French doors to the garden. There is also a handy WC and a separate utility room.







A carpeted staircase leads to the first-floor landing which has a storage cupboard and gives access to the master bedroom which has French doors leading to a Juliet balcony, fitted wardrobes, and an en-suite shower room. A second double bedroom on this level also has integrated storage.





**Bedroom 2**





A further carpeted staircase leads to the top floor which houses three further bedrooms and the family bathroom. This is a charming house and internal viewing is highly recommended.



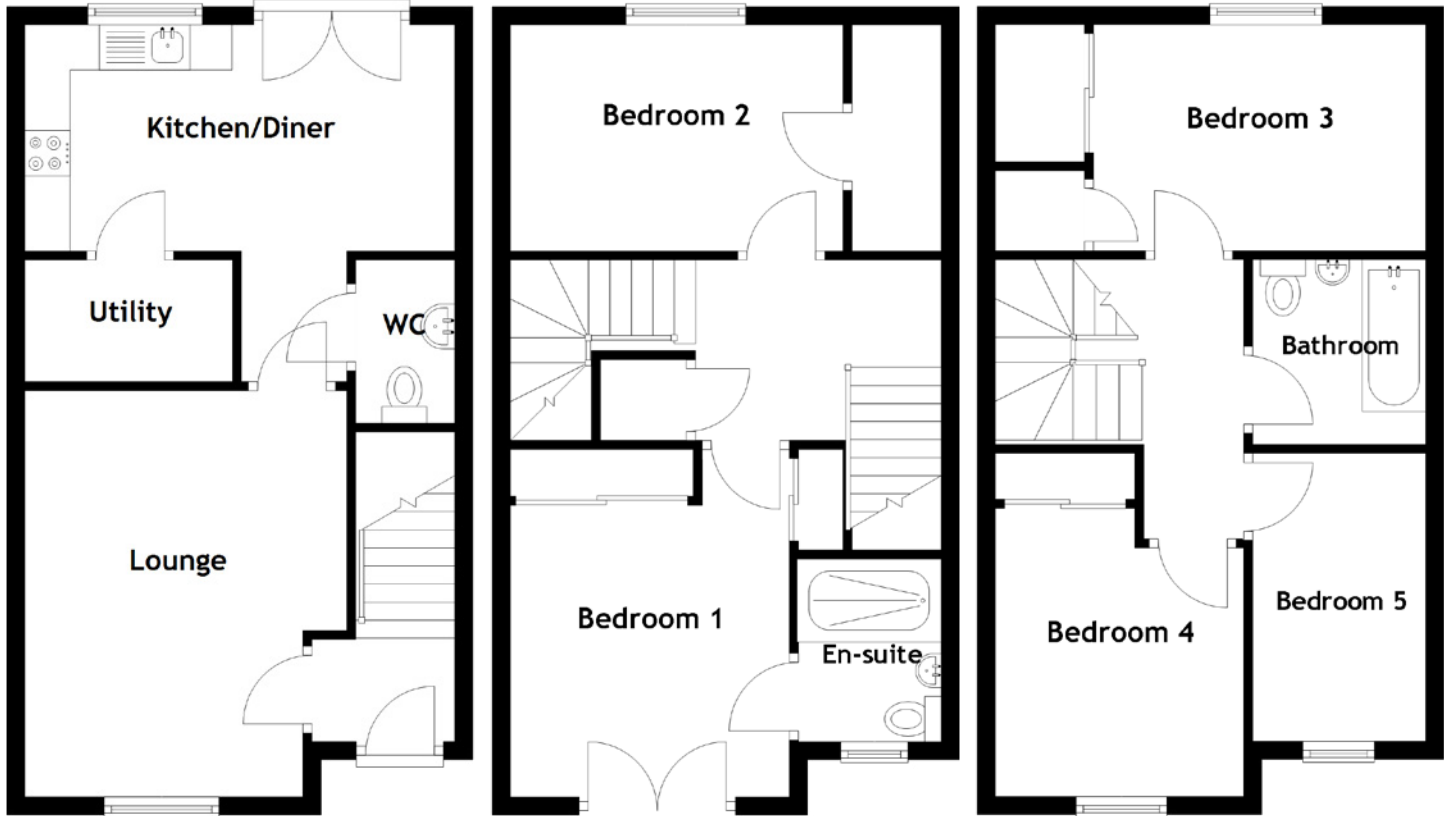




**Bedroom 4**







### Approximate Dimensions

(Taken from the widest point)

Lounge	4.49m (14'9") x 3.56m (11'8")	Bathroom	2.05m (6'9") x 1.91m (6'3")
Kitchen/Diner	4.75m (15'7") x 3.95m (13')	En-suite	2.02m (6'8") x 1.58m (5'2")
Bedroom 1	3.85m (12'7") x 3.08m (10'1")	Utility	2.30m (7'6") x 1.35m (4'5")
Bedroom 2	3.67m (12') x 2.50m (8'3")	Gross internal floor area (m <sup>2</sup> ): 124m <sup>2</sup>	
Bedroom 3	3.67m (12'1") x 2.50m (8'2")	EPC Rating: C	
Bedroom 4	3.19m (10'6") x 2.74m (9')		
Bedroom 5	3.19m (10'5") x 1.91m (6'3")		

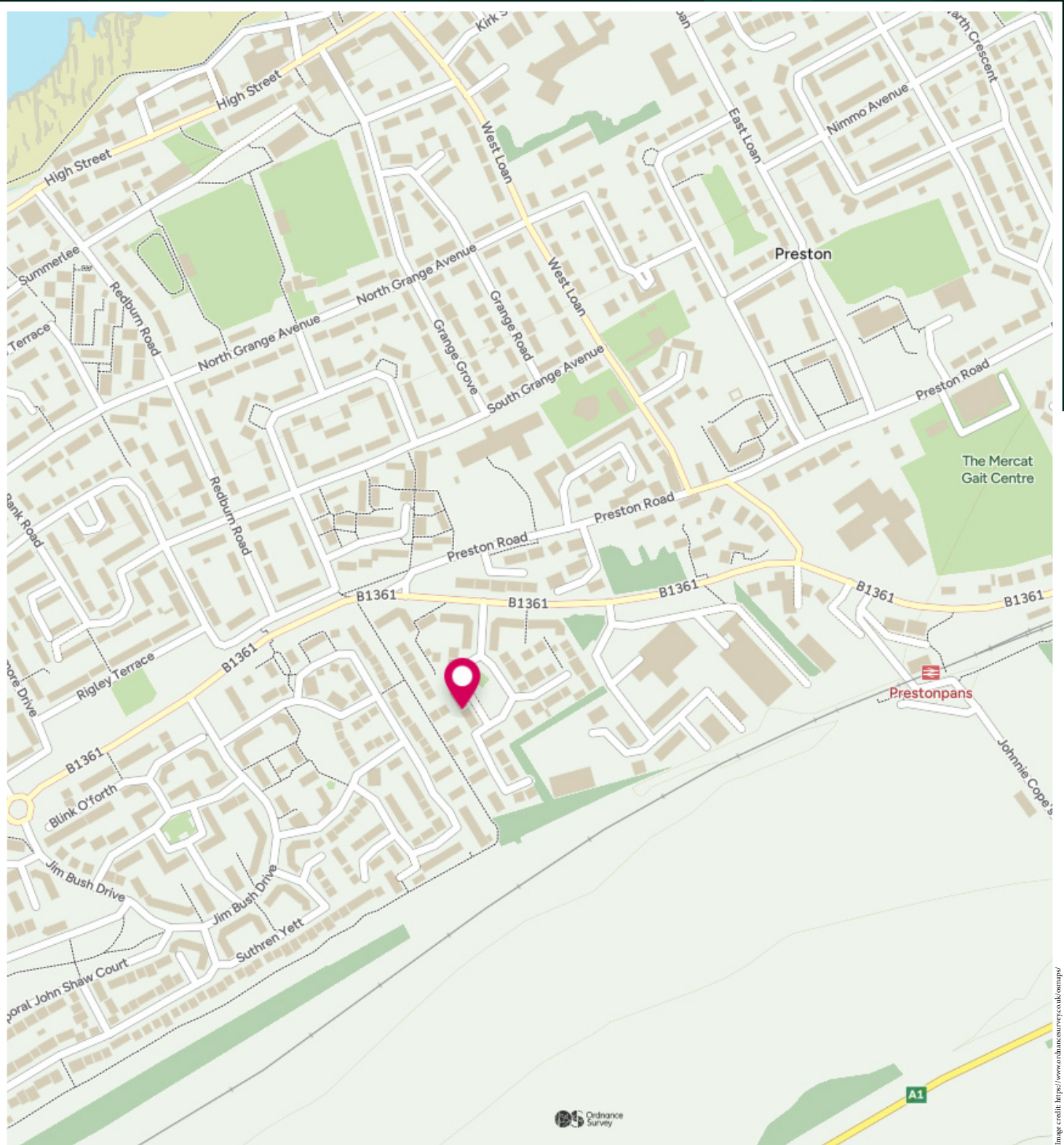




The historic town of Prestonpans is situated on the southern shore of the Firth of Forth surrounded by unspoilt countryside. The town is an extremely popular commuter base, being only three miles beyond Musselburgh and close to the A1 which links quickly and easily with Edinburgh City Centre via the City Bypass. There are a number of local shops including a supermarket, schools and other social amenities.

Further shopping can be found a short distance away at Fort Kinnaird Retail Park which offers a selection of "High Street" shops and superstores. A variety of leisure facilities are available in the area including Prestonpans swimming pool, a choice of golf courses and several sandy beaches. Prestonpans has its own railway station.

## The Location



# McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)

[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)

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