



## 5/4 Dolphingstone View

Prestonpans, East Lothian, EH32 9QU

*We sell homes, not just houses*





Forming part of a modern development in Prestonpans, this first-floor flat is beautifully presented with stylish, contemporary interiors and enjoys two bedrooms, an open-plan kitchen, living, and dining room with a balcony, and two bathrooms, plus access to shared gardens and private residents' parking.

A secure shared entrance and stairwell take you to the flat's front door on the first floor, where you are welcomed inside by a hallway with built-in storage. On your right, you step into the open-plan kitchen, living, and dining room, with triple-aspect glazing capturing natural light throughout the day, including French doors which afford access to a private balcony with space for a small table and chairs. The living area offers plenty of space for a choice of lounge and dining furniture and it is stylishly presented with neutral décor, bold feature walls, and herringbone wood-styled flooring. In the adjoining kitchen, which was fitted in 2020, contemporary grey and white wall and base cabinets are supplemented by workspace and splashback tiling, as well as integrated appliances comprising an oven, hob, extractor hood, and washing machine. Provision is also made for a freestanding fridge/freezer.

## Features

- First-floor flat in popular Prestonpans
- Stylish, contemporary interiors
- Secure shared entrance and stairwell
- Welcoming hallway with built-in storage
- Triple-aspect open-plan kitchen, living, and dining room with private balcony
- Two double bedrooms with built-in wardrobes
- One stylish en-suite shower room
- Separate three-piece bathroom
- Access to shared gardens
- Private residents' parking
- Gas central heating and double glazing
- EPC Rating - B





“The open-plan kitchen, living, and dining room, with triple-aspect glazing captures natural light throughout the day”







Continuing along the hall, you reach two well-proportioned double bedrooms, both continuing the stylish presentation of the preceding accommodation with attractive décor and fitted with carpets for optimum comfort underfoot. Both bedrooms are accompanied by built-in wardrobes, and the principal has the added luxury of an en-suite shower room (replaced in 2022) with a corner shower enclosure, a vanity unit with a countertop basin, and a WC. Finally, a bathroom completes the accommodation and comprises a bathtub and a WC-suite set into storage. Gas central heating and double glazing ensure year-round comfort and efficiency.

Externally, the development is set in well-kept shared grounds and offers private residents' parking, as well as a communal bike store.

Extras: All fitted floor coverings, window coverings, light fittings, and integrated kitchen appliances will be included in the sale. The furniture is available via separate negotiation.

---

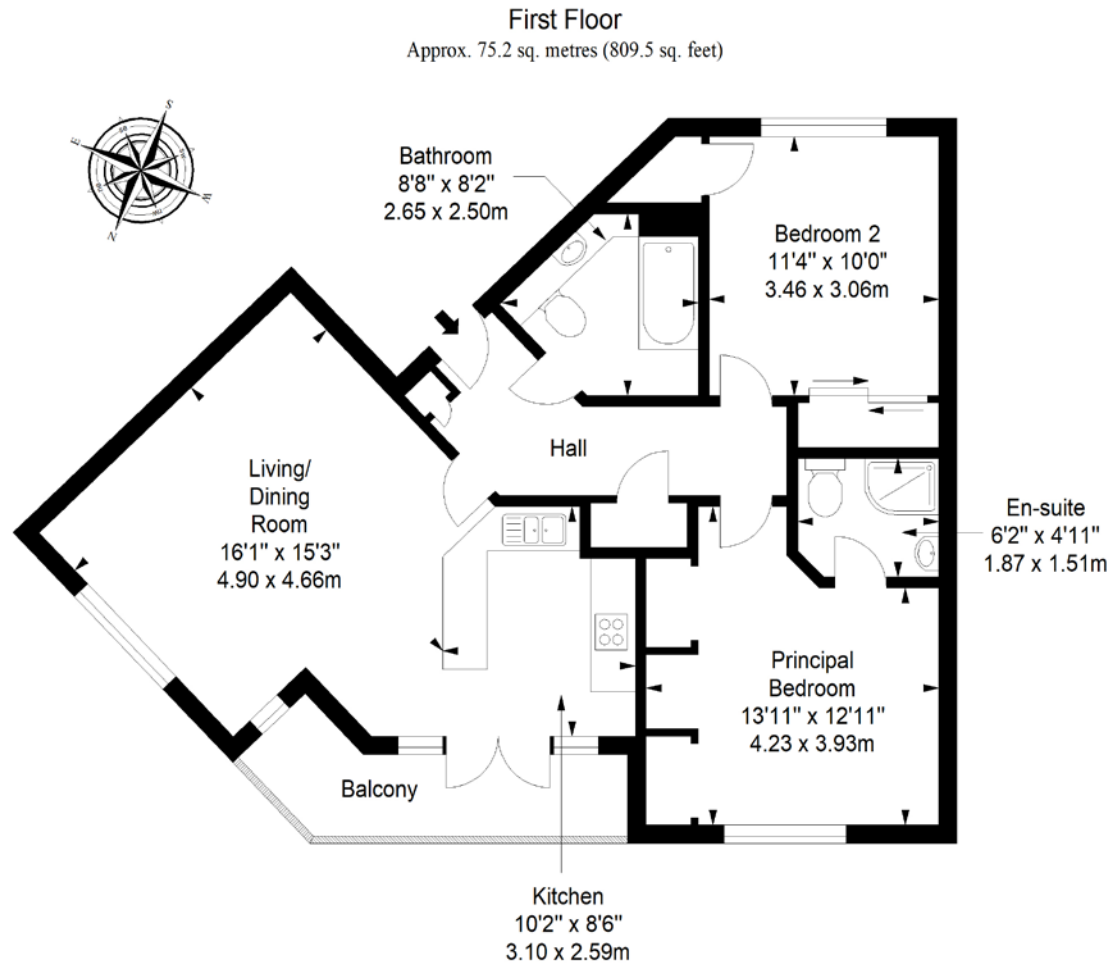
## Prestonpans

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.





# Floorplan



20-22 Torphichen Street, Edinburgh, EH3 8JB  
0131 337 7771  
[www.clancys-solicitors.co.uk](http://www.clancys-solicitors.co.uk)

rightmove OnTheMarket ZOOPLA



**DISCLAIMER**  
These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute or form part of an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.