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9 Dolphingstone Court, Prestonpans, East Lothian, EH32 9GN

Beautifully Presented, Three-Bedroom, Modern End-Terrace Home with Gardens & Driveway

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Property Description

Beautifully presented, three-bedroom, modern end-terrace family home, with gardens and a driveway. Set in a quiet, modern, factored residential development in Prestonpans, East Lothian.

Comprises an entrance hall, living room, dining/kitchen, three flexible bedrooms, a family bathroom and a ground-floor WC.

Highlights include a modern fitted kitchen and bathroom suites, contemporary flooring, and tasteful decor throughout. In addition, there is HIVE gas central heating, double glazing, and superb integrated storage including a loft space.

Externally, the property benefits from a lawn and a mono-blocked driveway to the front; and an enclosed rear garden with a lawn and a paved patio.

The property is set within a maintained development, with landscaped grounds, a children's play park, and additional on-street parking and visitor bays.

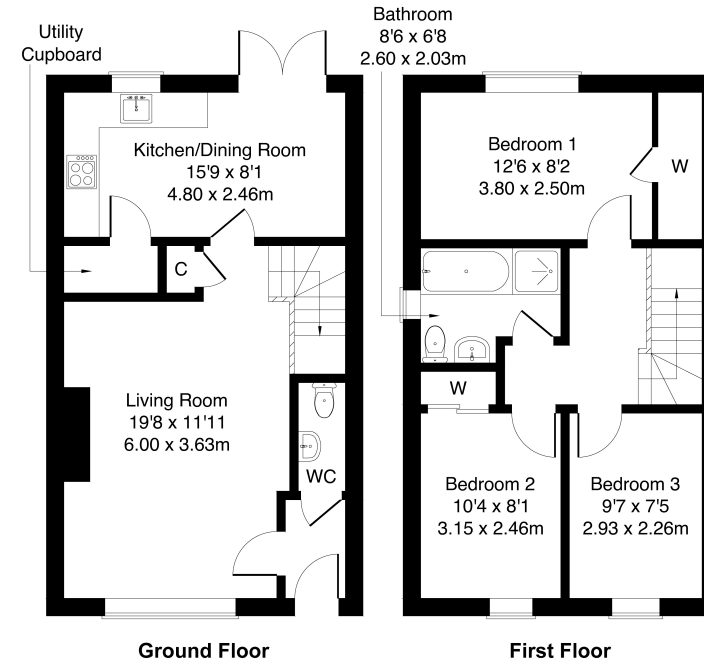
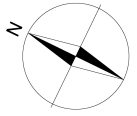
A bright welcoming entrance hall has space for outerwear and gives access to the lounge and a convenient WC with a two-piece suite. Set to the front, the tastefully finished living room has contemporary flooring continuing from the hall, a feature wall with a wall-mount TV point, and a built-in store cupboard. Set off lounge, is a bright dining room and kitchen with French patio doors leading to the garden and affords access to a utility cupboard housing a washing machine. The stylish fitted kitchen includes modern units, wood-effect worktops, a sink with a drainer, a tiled surround, unit downlights; and an integrated fridge/freezer, oven and gas hob.

On the first floor, bedroom one overlooks the rear garden and features a large built-in wardrobe and carpeted flooring. Two further flexible bedrooms are set to the front with carpeted flooring and a built-in mirrored wardrobe for bedroom two. Completing the accommodation, a generous family bathroom has a side aspect window and is fitted with a contemporary suite including a separate integrated shower cubicle, and a shaver point.



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Approximate Gross Internal Area: (893 sq ft - 83 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Prestonpans is a charming coastal town located around 11 miles from Edinburgh. The town itself, and both neighbouring Cockenzie and Port Seton, offer good local shopping facilities including a Co-op supermarket and a Lidl store, along with the usual banking and Post Office services, a library, and a community sports centre. There are miles of sandy beaches in East Lothian, along with a

selection of golf courses. There is easy access to the A1, which offers swift commuting into Edinburgh city centre or to the east, with further connections to the Borders and the north of England. Good public transport services are available within the area, including the Prestonpans railway station. Local schooling is also available in both Prestonpans and Cockenzie.





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