



17 DOLPHINGSTONE COURT
Prestonpans, East Lothian, EH32 9GN.



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A well-proportioned 3-bedroom house, with flexible accommodation and a private rear garden within close proximity to Prestonpan's train station and amenities whilst commuting distance of Edinburgh.

Prestonpans Train Station 0.5 miles, Musselburgh 3.1 miles Haddington 6.6 miles, Edinburgh 14 miles, Edinburgh Airport 22 miles (All distances are approximate).

Summary of Accommodation:

Ground Floor: Entrance Hall, Sitting Room and Kitchen/Dining Area and Cloakroom.

First Floor: Landing, Principal Bedroom, Two further Double Bedroom's, and a Family Bathroom.

Garden: A private rear garden, predominantly laid to lawn, with raised decked area.



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Situation:

Set on a well-regarded residential estate, 17 Dolphingstone Court is only a short distance to the train station and local amenities. Prestonpans is a well-positioned coastal town in East Lothian, situated on the southern shore of the Firth of Forth, with easy access to East Lothian beaches, the John Muir Way and locality to Edinburgh. The town centre provides a range of local shops, convenience stores, cafés, takeaways and bakery, and a petrol station. Prestonpans also has a railway station with regular services to Edinburgh as well as being within proximity to the A1 which connects easily to the City By-Pass, the airport and Edinburgh City Centre. The nearby town of Musselburgh offers larger supermarket and retail options, a racecourse, golf course and frequent trains services to Edinburgh and bus services.

Prestonpans benefits from local primary schooling. Primary provision includes Prestonpans Infant & Nursery School, Preston Tower Primary School, and St Gabriel's RC Primary School, while secondary education is provided at Preston Lodge High School, located within the town. Further public schooling options are available across East Lothian such as Loretto School in Musselburgh, The Compass in Haddington.

With its coastal charm, vibrant community spirit, and excellent local amenities, Port Seton offers an exceptional balance of peaceful village living and modern convenience.



General Description:

17 Dolphingstone Court is approached via a shared road, that arrives to off-street parking in front of the property. Set back from the main road, the house is set in an attractive terrace and features a render façade under a tiled roof, forming part of a family-friendly estate with a communal green and play park. A paved path leads to the front door, which opens to a welcoming entrance hall, giving access to the principal rooms on the ground floor. Bathed in natural light, the living room is a generous size, leading to kitchen/dining area, with double doors opening onto the raised deck and rear garden. The well-equipped kitchen, include a range of wall and base mounted units, with a stainless-steel basin overlooking the front garden. Modern appliances include a built-in oven, a four-ring gas hob with extractor fan above, with space for a freestanding fridge/freezer. A utility room provides shelving and is plumbed for a washing machine. Completing the accommodation on the ground floor is a cloakroom with WC and a cupboard housing the electric metre.

Stairs ascend to the first floor and landing, giving access to a spacious principal bedroom which has views over the rear garden with a large walk-in wardrobe. Across the landing there are two further double bedrooms both of which overlook the front of the property, one of which benefits from a built-in wardrobe. Completing the accommodation on the first floor is a family bathroom with walk-in shower, bath, WC, wash hand basin with storage below.

Garden:

A private, fully enclosed rear garden laid predominantly to lawn, with a raised decked area, ideal for al-fresco dining. A wooden gate provides access to a rear passage and convenient bin storage.

GENERAL REMARKS AND INFORMATION

Viewing

Viewing is strictly by appointment with the selling agents Rettie Town & Country, 11 Wemyss Place, Edinburgh EH3 6DH. Tel: 0131 220 4160.

Satellite Navigation

For the benefit of those with satellite navigation the property's postcode is EH32 0NY.

Fixtures and Fittings

Only items specifically mentioned in the particulars of sale are included.



Entry & Possession

Entry and vacant possession will be by mutual agreement and arrangement.

Services

Mains Gas, Water, Electricity and Drainage.

Local Authority

East Lothian Council, John Muir House, Brewery Park, Haddington, East Lothian EH41 3HA. Tel: 01620827827

Council Tax

Band D.

EPC Rating

Band C.

Home Report

A Home Report incorporating a Single Survey, Energy Performance Certificate and Property Questionnaire is available for parties genuinely interested in this property. Please contact us, either by telephone or via the website entry for this property, to request a copy.

Offers

Offers should be submitted in Scottish Legal Form to the selling agents Rettie Town & Country at 11 Wemyss Place, Edinburgh, EH3 6DH.

Servitude Rights, Burdens & Wayleaves

The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes whether contained in the title deeds or informally constituted and whether or not referred to above.



Particulars and Plans

These particulars and plan are believed to be correct, but they are in no way guaranteed. Any error, omission or misstatement shall not annul the sale or entitle any party to compensation nor in any circumstances give grounds for action at law.

Websites and Social Media

This property and other properties offered by Rettie can be viewed on our website at www.rettie.co.uk as well as our affiliated websites at www.rightmove.co.uk, www.onthemarket.com, and www.thelondonoffice.co.uk.

In addition, our social media platforms are [facebook.com – RettieTownandCountry](https://www.facebook.com/RettieTownandCountry); [twitter.com – RettieandCo](https://twitter.com/RettieandCo); Instagram and LinkedIn.

Proof and Source of Funds/Anti Money Laundering

Under the HMRC Anti Money Laundering legislation all offers to purchase a property on a cash basis or subject to mortgage require evidence of source of funds. This may include evidence of bank statements/funding source, mortgage or confirmation from a solicitor the purchaser has the funds to conclude the transaction.

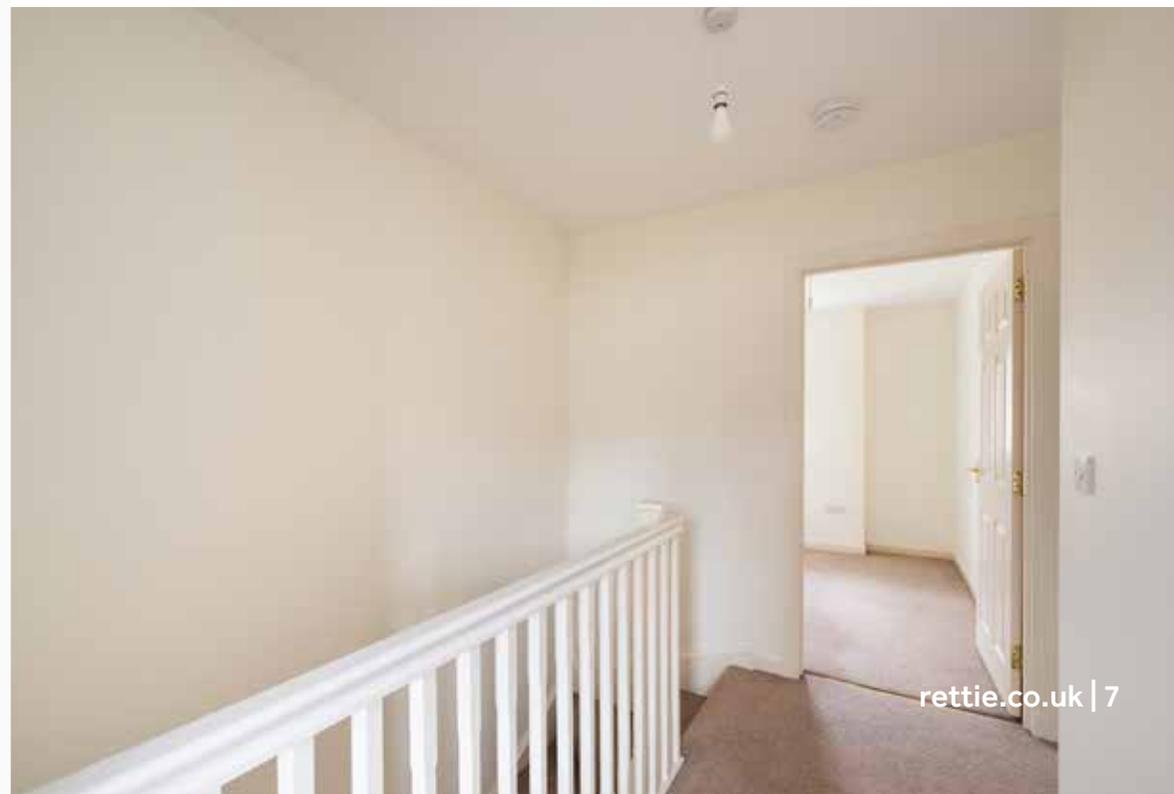
All individuals involved in the transaction are required to produce proof of identity and proof of address. This is acceptable either as original or certified documents.

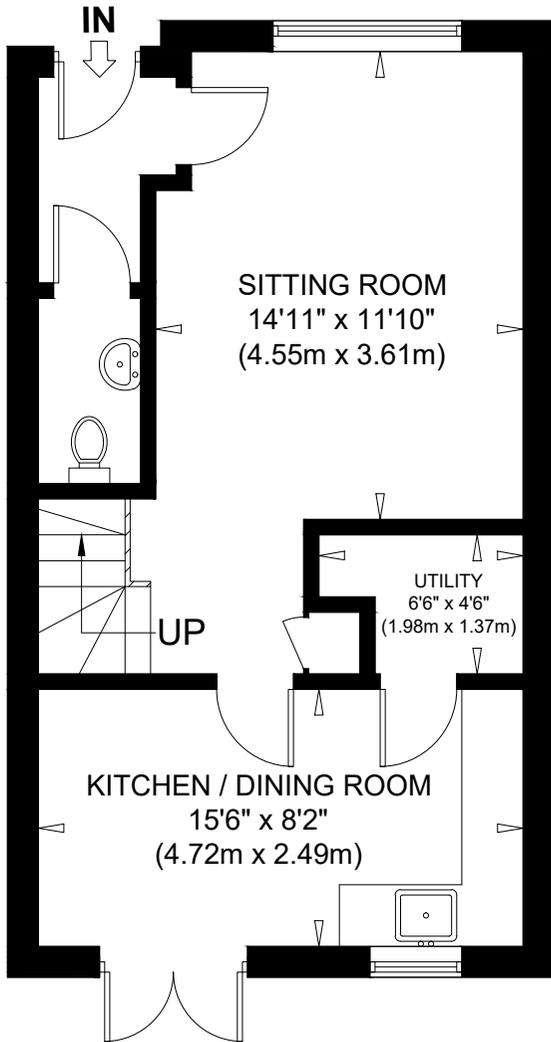
Misrepresentations

1. The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor Rettie Town & Country, the selling agent, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agent.

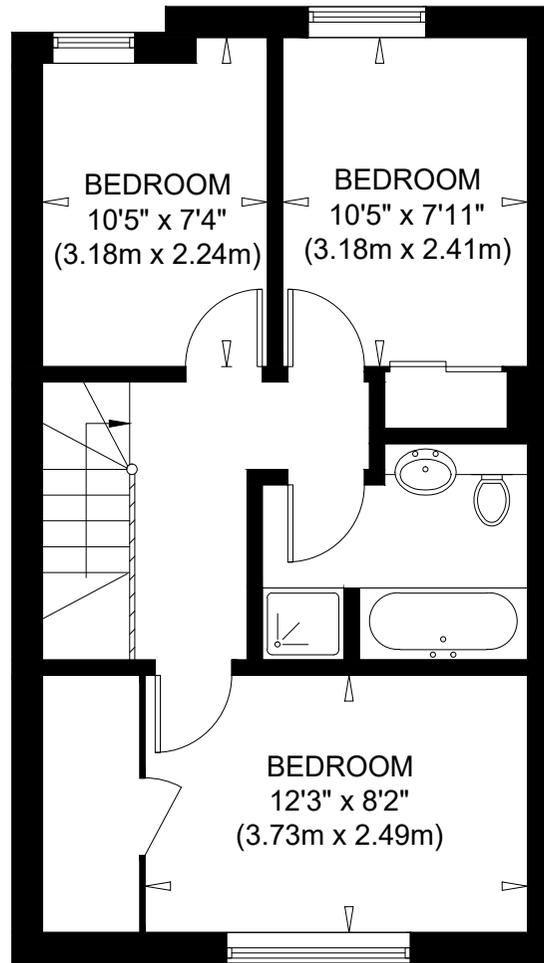
2. The Purchaser(s) shall be deemed to acknowledge that they have not entered into contact in reliance on the said statements, that they have satisfied themselves as to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the seller or the said agents in relation to or in connection with the property.

3. Any error, omission, or misstatement in any of the said statements shall not entitle the purchaser(s) to rescind or to be discharged from this contract, nor entitle either party to compensation or damages nor in any circumstances to give either party any cause for action.

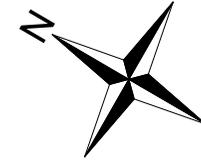




GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 40.9 SQ M / 440 SQ FT



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 40.9 SQ M / 440 SQ FT



DOLPHINGSTONE COURT
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA = 81.8 SQ M / 880 SQ FT
 All measurements and fixtures including doors and windows
 are approximate and should be independently verified.

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Important Notice

Rettie & Co, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either in writing or by word of mouth. Any information given is entirely without responsibility on the part of the agents or the sellers. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and it should not be assumed that the property remains as photographed. Any error, omission or misstatement shall not annul the sale, or entitle any party to compensation or recourse to action at law. It should not be assumed that the property has all necessary planning, building regulation or other consents, including for its current use. Rettie & Co. have not tested any services, equipment, or facilities. Purchasers must satisfy themselves by inspection or otherwise and ought to seek their own professional advice.

3. All descriptions or references to condition are given in good faith only. Whilst every endeavour is made to ensure accuracy, please check with us on any points of especial importance to you, especially if intending to travel some distance. No responsibility can be accepted for expenses incurred in inspecting properties which have been sold or withdrawn.





RETTIE

- 📞 0131 624 4183
- ✉️ mail@rettie.co.uk
- 🏠 11 Wemyss Place
Edinburgh
EH3 6DH