



## 43 Springwells Park, Blindwells, Prestonpans, East Lothian, EH32 9GX

Light & Beautifully Presented Three-Bedroom, Semi-Detached Home with Gardens & Driveway

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# Property Description

Light and beautifully presented, three-bedroom, semi-detached home, with gardens and a driveway. Set on a desirable end-plot, in the new flagship residential new-town of Blindwells, in East Lothian.

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

Ready to move in, featuring light neutral decor throughout, including a stylish kitchen with appliances, contemporary flooring, and modern bathroom suites. In addition, there is gas central heating, solar panels, double glazing, and good storage provision, including a loft and a large garden shed.

There is mono-blocked landscaping to the front offering multivehicle parking, whilst the rear garden includes a lawn, a store shed and a patio area.

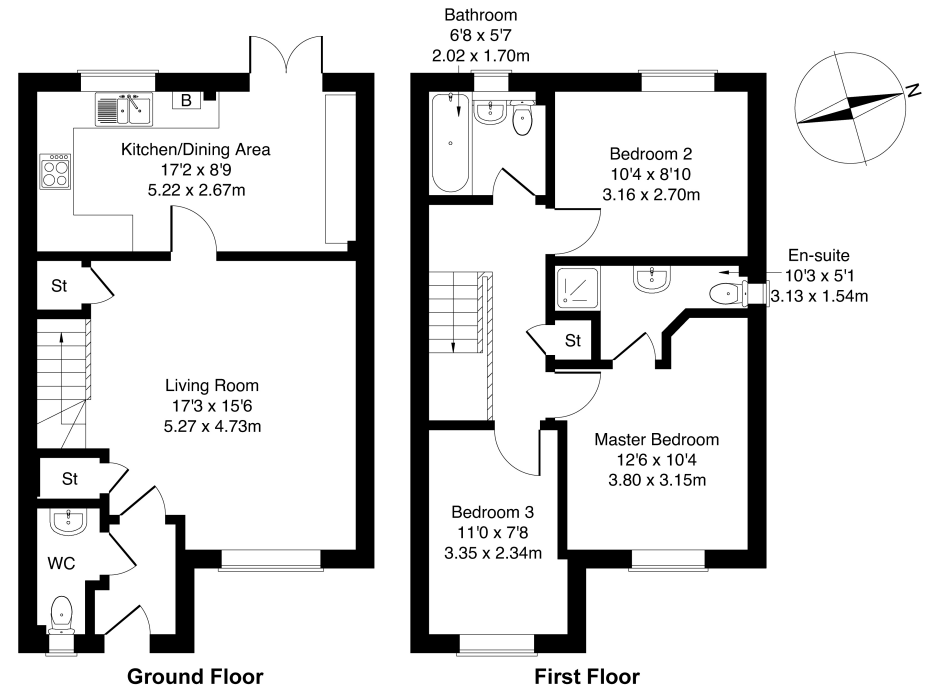
A welcoming entrance leads into the property, with a convenient WC located just off the hallway for added practicality. Moving through, you are greeted by a spacious living room finished in light, tasteful décor and enhanced by contemporary flooring throughout. The kitchen/dining room offers a modern finish, featuring granite-effect countertops with matching upstands, a stylish splashback, and a stainless steel sink with drainer, alongside an integrated oven, gas hob with canopy above, washing machine, dishwasher, and fridge/freezer. This space also provides direct access to the private rear garden, making it ideal for entertaining guests.

Upstairs, carpeted flooring continues to the landing and provides access to all bedrooms, each finished with carpeted flooring, with the principal bedroom further benefiting from an en suite shower room complete with a ladder-style radiator. Completing this attractive home is the family bathroom, fitted with a three-piece suite including a bath.



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Approximate Gross Internal Area: (915 sq ft - 85 sq m.)



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

# Area Description





Blindwells is a picturesque and well-connected town in East Lothian, offering the perfect blend of rural charm and modern convenience. Nestled among rolling countryside and just a short drive from the A1, Blindwells provides easy access to Edinburgh and the surrounding areas, making it ideal for commuters and families alike. This exciting new town boasts a strong sense of community and is served by a selection of everyday amenities, including healthcare facilities, shops and green space, while a newly opened primary school and nursery are located on-site. Nearby Tranent and Prestonpans offer further supermarkets, healthcare facilities, and leisure options, with Prestonpans

Train Station easily walkable, providing direct rail links to Edinburgh Waverley. For recreation, residents enjoy scenic walking and cycling routes, golf courses, and close proximity to East Lothian's renowned coastline with its sandy beaches and nature reserves. Whether you're seeking a peaceful countryside lifestyle or a well-connected base with access to the city, Blindwells offers a unique opportunity to enjoy the best of both worlds—thriving as an independent town and a strong, well-served community.





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### Head Office

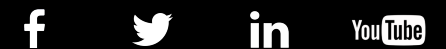
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Estate Agents and Solicitors



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