



44 Gamet Way, Blindwells, Prestonpans, EH32 9SW

Three-Bedroom, Semi-Detached Home with Gardens, Garage & Driveway

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Property Description

Unique opportunity to acquire a three-bedroom semi-detached home within this Persimmon development, one of the last in Blindwells, offering an integrated garage, a double driveway and a large south-facing garden. Light and immaculately presented, located in an exciting and newly established residential town of Blindwells, East Lothian, benefiting from all essential amenities.

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

Highlights include a stylish kitchen with appliances, modern bathroom suites, a south-facing garden, and light, tasteful decor - ready to move in. In addition, there is gas central heating, solar panels, double glazing, and good storage provision, including a loft and a powered garage.

Externally, the property boasts a mono-blocked double driveway to the front with an EV point, whilst an enclosed rear garden includes a lawn and patio.

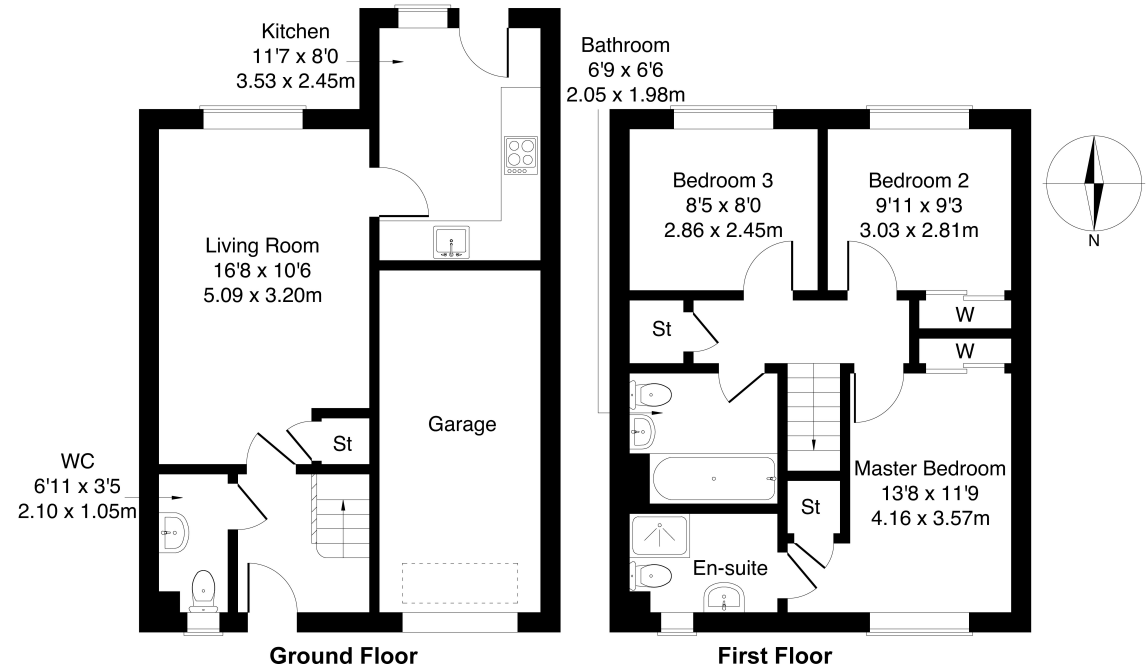
A welcoming entrance hall affords access to the carpeted stairs leading to the upper hall, a convenient WC and opens into a tastefully finished living room, set to the rear, with light decor, carpeted flooring, and a built-in cupboard. Set off, with garden access, a stylish kitchen is fitted with modern units and worktops, a sink with a drainer, and integrated appliances including an oven, gas hob, and extractor hood, while a door provides direct access to the rear garden, ideal for family life or entertaining.

On the upper, a generous master bedroom is set to the front, with light decor, carpeted flooring, a built-in storage cupboard, and a large, modern en-suite shower room. Two further well-proportioned bedrooms overlook the rear garden and are similarly finished with carpeted flooring and neutral tones. A modern family bathroom completes the accommodation, fitted with a three-piece suite, over-bath shower, and tiled splash walls.



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Approximate Gross Internal Area: (958 sq ft - 89 sq m.)



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

Area Description

Blindswell 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, Blindswell 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, Blindswell 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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