



67 Blink O'Forth, Prestonpans, East Lothian, EH32 9GA

Spacious, Five-Bedroom, Detached Townhouse, with Gardens & Double Garage

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Property Description

This exceptionally spacious five-bedroom detached townhouse offers flexible, tastefully presented accommodation set across three levels, with gardens and a double garage. Set on a desirable corner plot in an end-of-cul-de-sac position, within a highly popular residential development in the East Lothian town of Prestonpans. Comprises halls for each level, a living room, a dining/kitchen, a utility room, five flexible bedrooms, a study, an en-suite, a family bathroom, a shower room and a ground-floor WC.

Highlights include a generous kitchen room with appliances and skylight windows, modern bathrooms, and quality flooring. In addition, there is a CCTV system, double glazing, HIVE gas central heating (new boiler installed Jan '23), and multiple TV points. There is also superb storage provision, including a loft space, fitted bedroom wardrobes and the detached garage with power and lighting. Externally, there is a lawn to the front, whilst a professionally landscaped rear garden has a synthetic turf lawn, patios and flower beds. The development also includes unrestricted visitors' bays and street parking, with landscaped grounds and a children's playground.

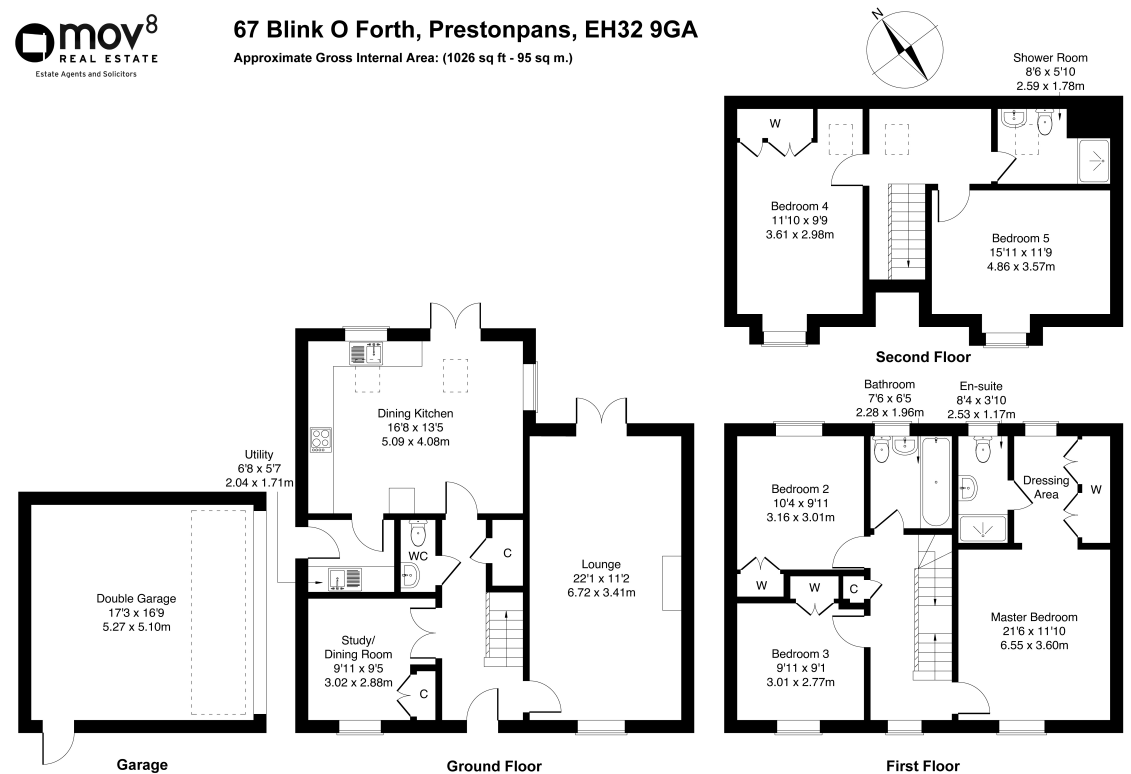
The welcoming entrance hall provides access throughout the ground floor and features a useful storage cupboard and a convenient WC. A generously proportioned dual-aspect living room is flooded with natural light and benefits from patio doors opening directly onto the rear garden. Stylish wood-effect flooring, a gas fireplace and a wall-mounted TV point add to the room's appeal. To the rear, the impressive kitchen/dining room forms the heart of the home. Bathed in natural light from skylight windows and patio doors to the garden, this superb space is ideal for modern family living and entertaining. The contemporary kitchen is fitted with new modern units and worktops, a Quartz sink with a drainer, as well as a new gas hob and extractor hood, all completed in January 2025. A range of appliances also includes an integrated double oven, dishwasher, freezer, and a freestanding fridge. A separate utility room provides additional storage with matching new units and worktops, a Quartz sink with a drainer, all completed in January 2025; a freestanding washer/dryer; and external access. Completing the ground floor is a versatile study/home office, ideal for remote working.

The first floor hosts an exceptionally spacious dual-aspect master bedroom, complete with carpeted flooring, a large built-in wardrobe and a stylish en-suite shower room. Two further well-proportioned double bedrooms with built-in storage are also located on this level, along with a family bathroom featuring a three-piece suite with a shower over bath and tiled splash walls. The second floor offers two additional generous double bedrooms, one with a built-in wardrobe, as well as a contemporary shower room, finished with tiled walls and flooring.



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Approximate Gross Internal Area: (1026 sq ft - 95 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 delightful coastal town situated about 11 miles from Edinburgh, offering convenient local amenities such as a Co-op supermarket, Lidl, banking, a Post Office, a library, and a community sports centre in both Prestonpans and its neighbouring towns, Cockenzie and Port Seton. The area boasts miles of sandy East Lothian

beaches and several golf courses, with easy access to the A1 for quick commutes to Edinburgh city centre, the Borders, or northern England. Public transport is well-served, including Prestonpans railway station, and local schools are available in both Prestonpans and Cockenzie.





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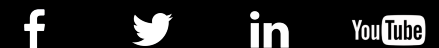
6 Redheughs Rigg, Edinburgh, EH12 9DQ

Glasgow Office

77 Renfrew Street, Glasgow, G2 3BZ



Estate Agents and Solicitors



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