



11 Hoprig Place, Blindwells, Prestonpans, EH32 9TA

Light & Immaculately Presented Two-Bedroom Mid-Terraced Home with Garden & Parking Bay

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Property Description

Light and immaculately presented, two-bedroom, mid-terrace home, with gardens, and an allocated parking bay. A newly opened primary school and nursery are located within walking distance. Set 'off-street' and south facing, in the new flagship residential new-town of Blindwells, in East Lothian.

Comprises a flexible reception hall, a living/dining room and kitchen, two double bedrooms, a family bathroom and a ground floor WC.

Highlights include spacious contemporary open-plan living space, quality kitchen with integrated appliances and stylish bathroom suites. In addition, there is gas central heating, solar panels, double glazing, good storage provision and light tasteful decor - ready-to-move-in.

There is a patio to the front, whilst an enclosed rear garden includes a lawn, patio and an EV point for the parking bay.

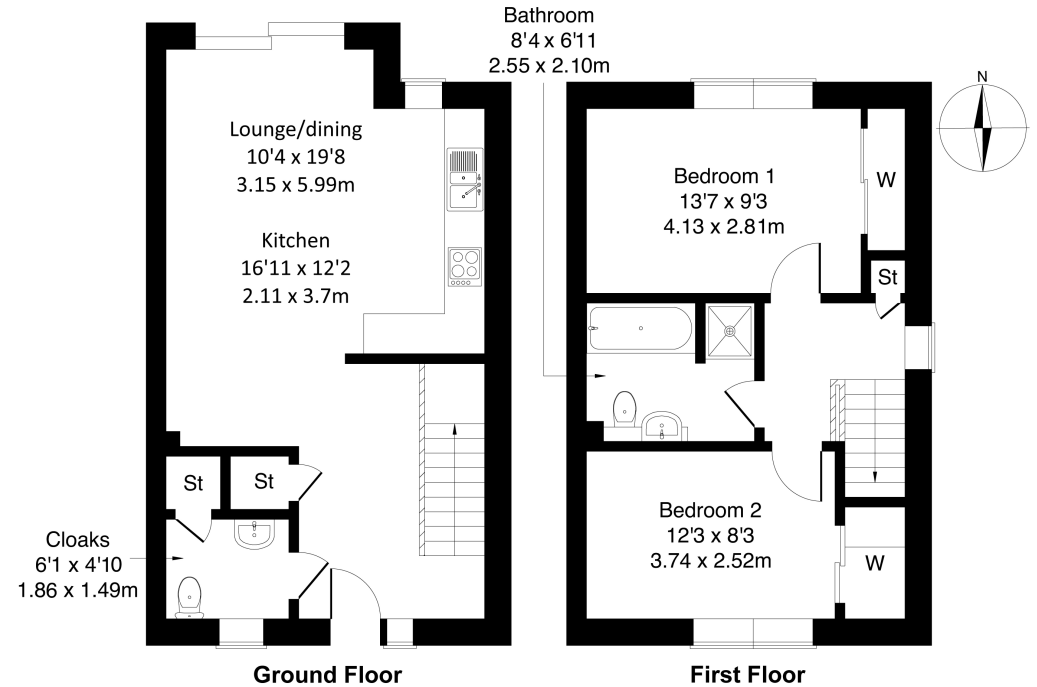
A bright and welcoming entrance leads directly into the living room, with a convenient WC neatly positioned to the side. The living room boasts wood-effect flooring and an open-plan design that flows seamlessly into the kitchen at the rear, creating a sociable space that feels both stylish and practical for modern living. The kitchen is well-appointed with granite-effect countertops and matching upstands, a stainless-steel sink with drainer, an integrated oven with electric hob and canopy, an induction hob, and a fridge/freezer.

From here, direct access is provided to the private garden, creating an ideal setting for relaxation or entertaining. Upstairs, carpeted flooring leads to two double bedrooms, both finished in light décor with fitted mirrored wardrobes offering excellent storage space. Completing the home is a modern family bathroom, presented as a four-piece suite with a separate shower cubicle, bath, and a ladder-style radiator.



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Approximate Gross Internal Area: (832sq ft - 77.3 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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