



# Property Description

Light and immaculately presented, three-bedroom, semi-detached home, with gardens and a driveway. Located in the new flagship town of Blindwells, in East Lothian.

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

Tastefully finished throughout, ready-to-move-in, including a quality kitchen with Silestone worktops and modern bathroom suites. In addition, there is herringbone style flooring, gas central heating, solar panels, double glazing, and good storage provision, including a loft.

To the front is a lawn with a lengthy driveway continuing to the rear; whilst a generous rear garden includes a lawn, a store shed and a patio area.

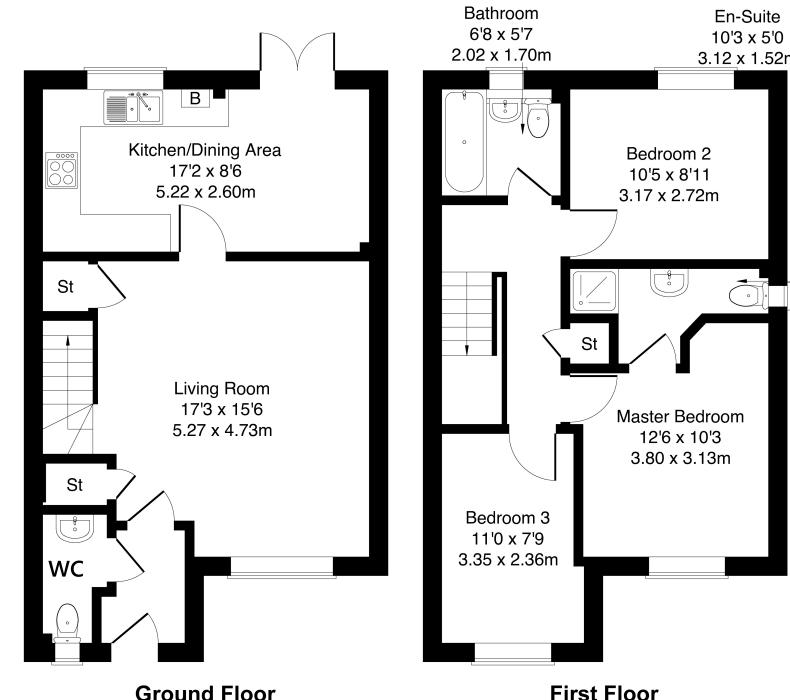
The welcoming entrance hall sets the tone for the home, offering a bright and inviting first impression and leading seamlessly into the heart of the property. A conveniently positioned WC is located at the front of the home, providing added practicality for guests and everyday living. The generous living room is a standout feature, beautifully presented with wood-effect herringbone-style flooring that adds warmth and character. Flooded with natural light, this spacious reception area offers ample room for both comfortable seating and additional furnishings, making it ideal for relaxing evenings or entertaining family and friends. A central light fitting enhances the contemporary feel, while two built-in storage cupboards provide excellent and discreet storage solutions, helping to keep the space clutter-free. The stylish flooring flows effortlessly through to the modern kitchen and dining room, creating a cohesive and contemporary living space. This impressive area is perfectly suited to modern lifestyles, with ample room for a family dining table and direct access to the rear garden through elegant French doors, allowing natural light to pour in. The kitchen is fitted with sleek units and Silestone worktops, complemented by spot lighting and a sink with a drainer. Integrated appliances include a fridge freezer, dishwasher, double oven and gas hob with canopy above, offering both practicality and style.

Upstairs, the master bedroom provides a peaceful retreat, complete with soft carpeted flooring and a central light fitting. There is ample space for a double bed and additional bedroom furniture, while access to the contemporary en suite adds a touch of luxury and convenience. Two further well-proportioned bedrooms are located on the first floor, both featuring carpeted flooring and central light fittings. These versatile rooms are ideal as children's bedrooms, guest accommodation or a home office, depending on your needs. Each room offers comfortable proportions and pleasant natural light, creating inviting and flexible living spaces. A useful built-in storage cupboard is also situated on the landing, providing additional practicality. Completing the property is the modern three-piece family bathroom, thoughtfully designed with tiled flooring, a central light fitting and a tiled splashback surround, offering a clean and stylish finish.



**37 Springwells Park, Blindwells, Prestonpans, EH32 9GX**

Approximate Gross Internal Area: (904 sq ft - 84 sq m.)



Ground Floor

First Floor

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 growing number of amenities, including a newly opened Primary School and abundant green space containing several parks, with shops and other facilities expected in the near future. 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 in just 15 minutes. For recreation,

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.





## Our Services

- Free pre-sale property valuations
- Great value fixed estate agency fees
- Extensive buyer matching database
- Purchase and sale conveyancing

## Contact Us

0345 646 0208  
[sales@mov8realestate.com](mailto:sales@mov8realestate.com)  
[www.mov8.com](http://www.mov8.com)  
**Head Office**  
6 Redheughs Rigg, Edinburgh, EH12 9DQ  
**Glasgow Office**  
77 Renfrew Street, Glasgow, G2 3BZ

