



79 Blink O'forth, Prestonpans, East Lothian, EH32 9GA

Bright & Well-Presented, Two-Bedroom, Upper Villa, with Allocated Parking

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Property Description

Located within a modern, factored residential development in the popular Prestonpans, East Lothian, this bright and well-presented two-bedroom upper flat benefits from a main door entrance and an allocated parking space.

Comprises an entrance hall and stairway, upper hall, living room, dining/kitchen, two double bedrooms and a bathroom.

Highlights include a well-proportioned floor plan, gas central heating, and double glazing. In addition, there is a fitted kitchen, a generous bathroom, and an extensive loft space.

Externally, there is a residential car park to the side, with additional unrestricted visitor spaces and on-street parking. This popular development boasts well-tended communal grounds, including children's playgrounds.

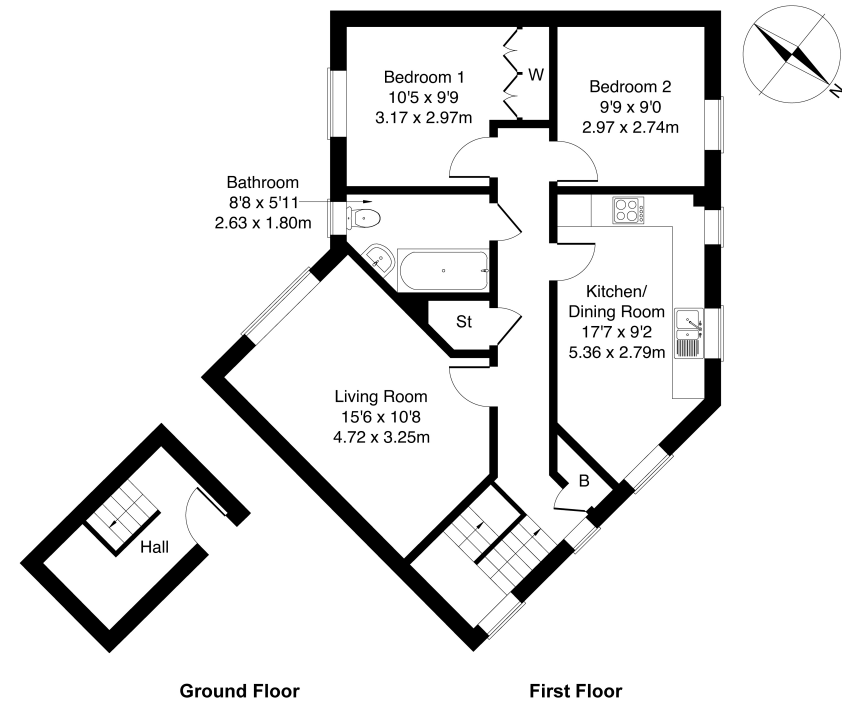
A generous entrance hall offers practical storage for outerwear and leads to a carpeted stairway rising to the main hall, which provides access throughout the home. Enjoying a sunny southerly aspect allowing plentiful natural light, the spacious living room features neutral décor, fitted carpeting, and ample room for both lounge and dining furniture. Set to the rear, the modern kitchen is fitted with a range of wall and base units, stone-effect worktops, tiled splashbacks, and integrated appliances including a hob, oven, and fridge/freezer. There's also generous space for a dining table, making it a functional and inviting area for everyday living.

Two well-proportioned double bedrooms are positioned on either side of the property, both carpeted for comfort. The main bedroom further benefits from a large built-in wardrobe. Completing the accommodation, the bathroom is fitted with a white three-piece suite, a shower over the bath, tiled splash walls, and a ladder-style radiator.



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Approximate Gross Internal Area: (732 sq ft - 68 sq m.)
(Excluding Ground Floor)



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 charming coastal town located around 11 miles from Edinburgh. The town itself, and both neighbouring Cockenzie and Port Seton, offer good local shopping facilities including a Co-op supermarket and a Lidl store, along with the usual banking and Post Office services, a library, and a community sports centre. There are miles of sandy beaches in East Lothian, along with a

selection of golf courses. There is easy access to the A1, which offers swift commuting into Edinburgh city centre or to the east, with further connections to the Borders and the north of England. Good public transport services are available within the area, including the Prestonpans railway station. Local schooling is also available in both Prestonpans and Cockenzie.





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