



## 27 Greendykes Way, Blindwells, Prestonpans, East Lothian, EH32 9GT

Beautifully Presented, Modern, Three-Bedroom, Semi-Detached Home with Gardens & Driveway

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# Property Description

Beautifully presented, this modern south-facing three-bedroom semi-detached home offers stylish, move-in-ready accommodation with private gardens and a driveway. Set within the sought-after and fast-growing community of Blindwells in East Lothian, making it an ideal home for a range of buyers seeking comfort, style, and convenience in a thriving location.

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

With light neutral decor throughout, a stylish kitchen with appliances, modern bathroom suites, and good storage. In addition, there is gas central heating, solar panels, double glazing, and well-proportioned rooms.

Externally, to the front is a small lawn and shrubbery, whilst a rear garden includes a gravelled patio, a lawn, a store shed and a gate to two private parking bays side by side.

The ground floor opens with a welcoming entrance hall, providing space for outerwear along with a convenient WC. This leads through to a bright and spacious south-facing living room, flooded with natural light and finished in neutral decor with carpeting. The room benefits from excellent storage, including a built-in cupboard and an understair store, as well as a TV point for everyday comfort. Positioned to the rear, the contemporary kitchen/dining room is both practical and beautifully styled. Fitted with modern units and wood-effect worktops with matching upstands, it includes a sink with drainer, integrated hob and oven, fridge/freezer, dishwasher, and a freestanding washing machine. The eye-catching herringbone flooring enhances the space, which offers ample room for dining and features patio doors opening directly onto the rear garden - perfect for indoor-outdoor living.

Upstairs, the principal bedroom is well-proportioned and tastefully finished, complete with a built-in mirrored wardrobe and a sleek en-suite shower room. Two further bedrooms, set to the front and rear, are similarly well-presented with light decor and carpeting, offering flexibility for family life, guests, or home working. The accommodation is completed by a modern family bathroom, fitted with a contemporary three-piece suite, tiled splash areas, and stylish herringbone-style flooring.



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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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