



Estate Agents and Solicitors

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

Immaculately Presented & Spacious, Five Bedroom, Detached Home.

Up to date price and viewing info at mov8realestate.com/property

éspc rightmove[®] Zoopla
find your happy

Property Description

Immaculately-presented and spacious, five-bedroom, three-storey detached family home with gardens, multi-vehicle driveway, and a detached double garage. Set on a corner plot of a modern, quiet and factored residential development in Prestonpans, East Lothian.

Comprises an; hallway, living room, sitting room, dining/kitchen, utility room, five flexible bedrooms, an office, two en-suites, a family bathroom and a ground floor WC. Highlights include an integrated kitchen, modern bathroom suites, quality hardwood flooring, a five zone integrated sound system and multiple TV/media points. In addition, there is gas central heating, a marble fireplace, double glazed windows, and superb storage integrated storage including wardrobes for all bedrooms. A bespoke, internally rendered double garage adds further superb storage and a workshop space with power, lighting, and attic space.

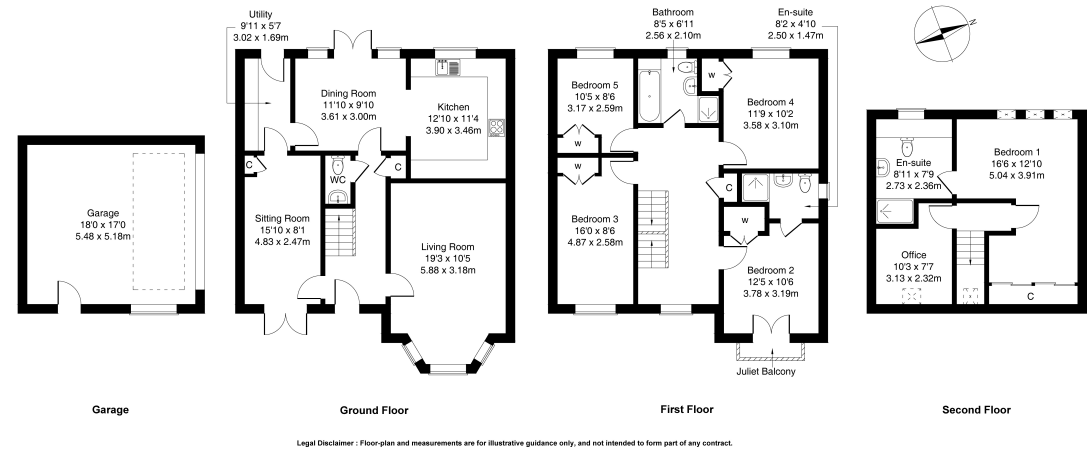
Externally, there are well-tended flower beds, with a mono-blocked driveway running continuously from the front to the rear. This modern development also provides landscaped grounds, large open greens, a children's playground and ample residents and visitors parking. A welcoming reception hall features a built-in store cupboard, an alarm system, and solid oak flooring which runs continuously into the front-facing public rooms. To the front, the living room includes a bay window and marble fireplace with a quality contemporary fireplace.

A flexible sitting room is also front facing, with French doors to the front, and a rear door giving secondary access to the utility room. To the rear, is the open-plan dining room and kitchen with ample space for a large dining table, tiled flooring and French doors to the rear garden. The fitted kitchen includes a tiled surround, unit downlighting and an integrated dishwasher, fridge/freezer, double oven and gas hob. Set off the dining area, the utility room also has a door to the rear garden, fitted units and worktop. A convenient WC is set internally off the hall and fitted with a two-piece suite.

On the first floor four double bedrooms make up the accommodation, with carpeted flooring and built-in wardrobes, whilst a front-facing bedroom two includes a Juliet balcony and an en-suite shower room. A family bathroom has a rear-facing window and is fitted with a three-piece suite and a separate integrated shower cubicle.

On the second floor, an office has quality fitted German units, whilst an exceptional master bedroom includes built-in eaves storage along one wall, three skylight windows and a spacious en-suite shower room.

mov REAL ESTATE
39 Blink O'Forth Prestonpans EH32 9GA
Approximate Gross Internal Area: (2281 sq ft - 212 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 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 to 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.











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

www.mov8.com

Head Office

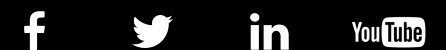
6 Redheughs Rigg, Edinburgh, EH12 9DQ

Glasgow Office

77 Renfrew Street, Glasgow, G2 3BZ



Estate Agents and Solicitors



These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor are they to scale. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any prospective purchaser should not rely on them as statements or representations of fact, and any prospective purchaser must satisfy themselves by inspection or otherwise as to the correctness of each of them. The Seller shall not be bound to accept the highest or any offer nor to accept a full offer of the Fixed Price where this is applicable. Approximate measurements have been taken by sonic device and measurements are most often taken to the widest point of any room or space. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Offers should be made using the Combined Standard Clauses.