

**102 Springdale Road
Blindwells, Prestonpans, EH32 9SP**

OFFERS OVER £275,000



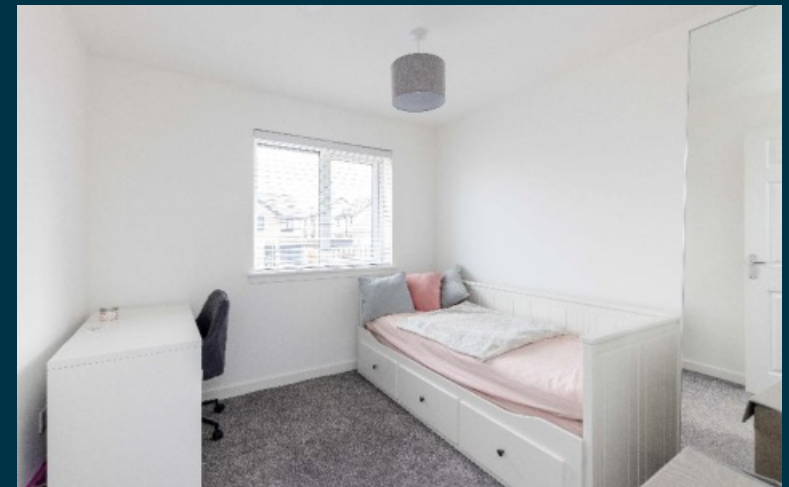
drummondmiller



- Bright, modern semi detached villa
- Hall, WC, Livingroom
- Modern fitted kitchen/diningroom, utility room
- Three generous bedrooms, master en suite
- Family bathroom
- Gas central heating. Double glazing. Solar panels
- Private gardens to front and rear. Parking to rear with electric charging point
- EPC Band B, Council tax band E

Description

This is a bright, modern semi detached villa offering generously proportioned (89m sq) accommodation on the sought after Blindwells estate close to excellent local amenities and train station. The accommodation, all in excellent decorative order benefits from gas central heating, solar panels and double glazing. It comprises an entrance hall with WC, front facing livingroom with electric fire with open outlook, modern fitted kitchen/diningroom with integrated appliances and French doors to the garden, a handy side facing utility room. Upstairs is the master bedroom with fitted wardrobes and en suite shower room, two further rear facing double bedrooms and a side facing part tiled bathroom with modern three piece white suite including a shower and screen over the bath.





Location

Blindwells is located next to the popular East Lothian coastal town of Prestonpans, which is well within commuting distance of Edinburgh. The property enjoys a prime location, yet is within easy reach of the excellent amenities Prestonpans, Tranent and nearby Port Seton have to offer. For a more comprehensive range of amenities, Musselburgh is just a little further afield. Schooling is well represented from nursery to senior level. The property is close to an efficient public transport network, which operates throughout the town and to Edinburgh. The city bypass and main motorway networks are also within easy reach. For those seeking an alternative method of transport Prestonpans has its own railway station taking you into the City in just 14 minutes.

Gardens and parking

There is an open well maintained front garden which has a lawn and pathway to the side which leads to the larger, fully enclosed rear garden with lawn, paved patio, wooden shed and gate to the rear which leads to the two private parking spaces, one with an electric charging point.

Extras

All the fitted floor coverings, blinds, integrated gas hob, oven, chimney style cooker hood, dishwasher and wooden shed are included within the sale price.

Home Report

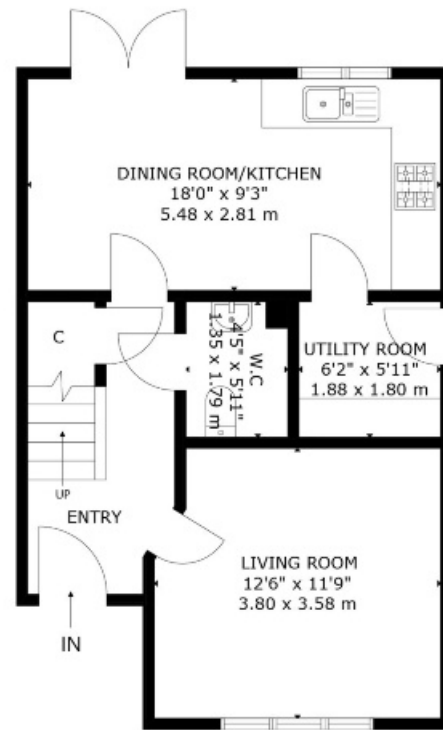
The property has been valued at £280,000 and the Home Report is available via the ESPC link.

Factors

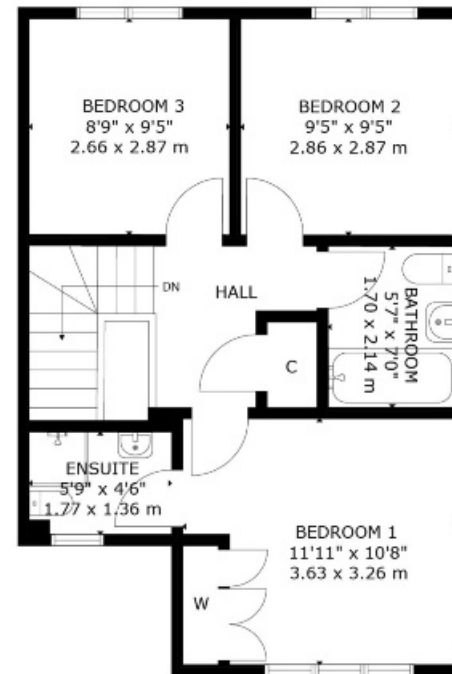
The property is factored by Ross & Liddell and this covers, grass cutting and general garden maintenance of communal areas with an annual charge of £110.

Viewing

By appointment telephone Agents on 0131 665 3131



GROUND FLOOR



FIRST FLOOR



102 SPRINGDALE ROAD, BLINDWELLS, PRESTONPANS EH32 9SP
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 956 SQ FT / 89 SQ M
All measurements and fixtures including doors and windows are
approximate and should be independently verified.

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