



56 SPRINGDALE ROAD

Prestonpans, East Lothian, EH32 9SP

1
Public Room

3
Bedrooms

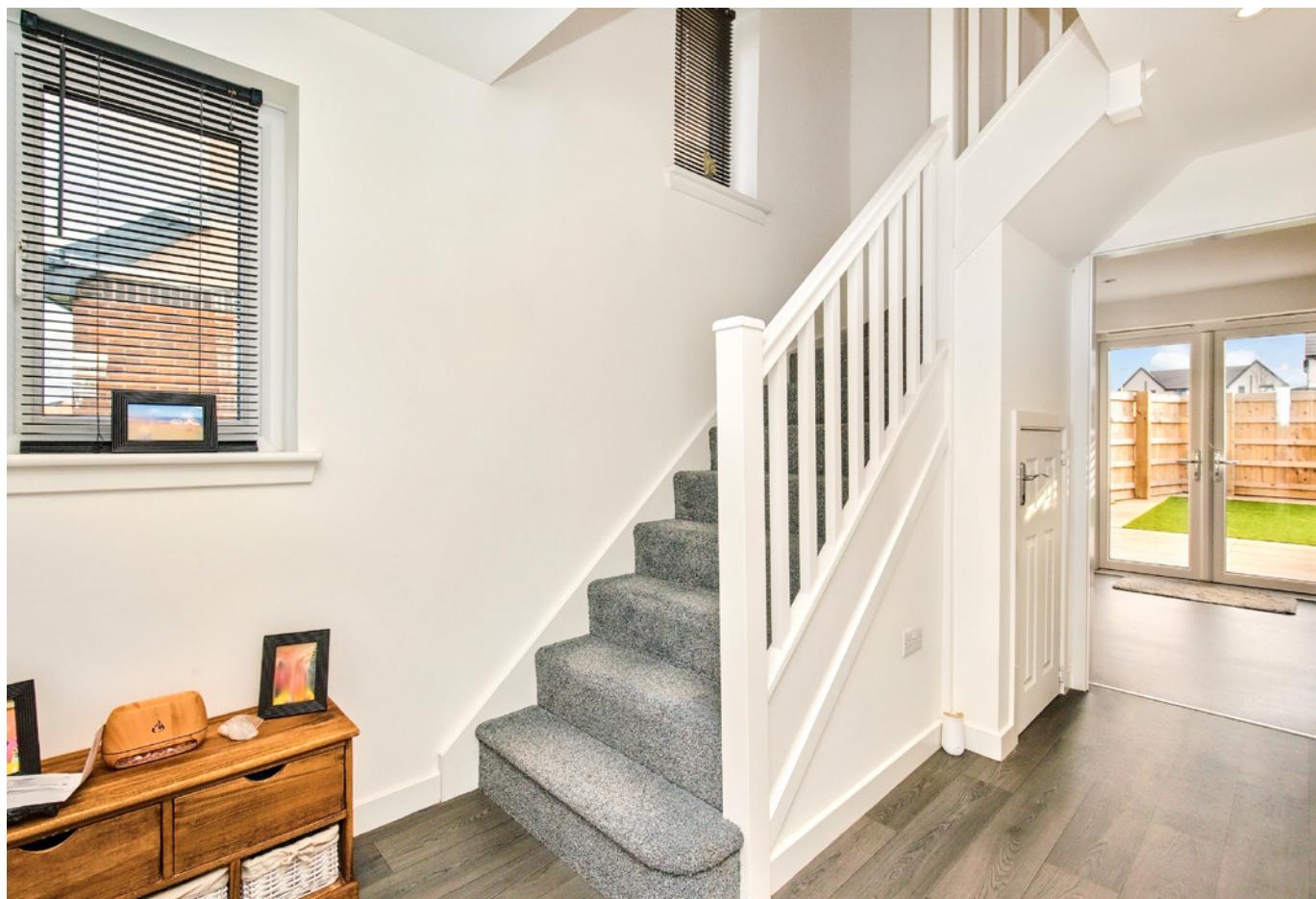
2
Bathroom



56 SPRINGDALE ROAD

Offering proximity to East Lothian's picturesque countryside and coastline, this modern three-bedroom detached house forms part of a sought-after up-and-coming Blindwells development with a desirable location in Prestonpans. It is finished to high standards throughout, enjoying a blank canvas of décor and quality finishings. The home further benefits from a Shaker-inspired kitchen and three washrooms, as well as a south-facing rear garden which is designed for ease of maintenance. Ideal for families, commuting professionals, and first-time buyers alike, this property is sure to be in high demand.

The home has a fantastic setting too, allowing easy access to the surrounding countryside whilst being just a short drive from idyllic coastal walks and beaches. Excellent amenities are also a mere five minutes' drive away, including supermarkets, which can be found in both Prestonpans and neighbouring Tranent. Local schooling is close by (with the new Blindwells Primary School, which should be completed by 2025/26, just a few minutes walk away), and there is a nearby train station in Prestonpans as well, which offers a speedy connection to Edinburgh city centre.







B

EPC
RATING

E

COUNCIL
TAX BAND

VIEWING
By appointment only
with Gilson Gray on
01620 893 481

Features

- A beautiful detached house with sea views
- Part of a contemporary development in Prestonpans
- Naturally-lit hall with storage and WC
- Comfortable living room with wall-mounted fireplace
- Large kitchen/dining room with garden access
- Separate utility room for discreet laundry
- Bright landing with an airing cupboard
- Principal suite with quality en-suite shower room
- Two further bedrooms with south-facing aspects
- Fashionable family bathroom with 3pc suite
- Well-maintained front and side gardens
- Fully-enclosed rear garden with a large shed
- Two allocated parking spaces
- Solar-panelled roof at south-facing rear





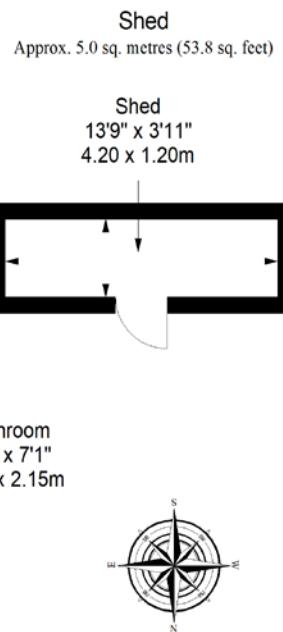
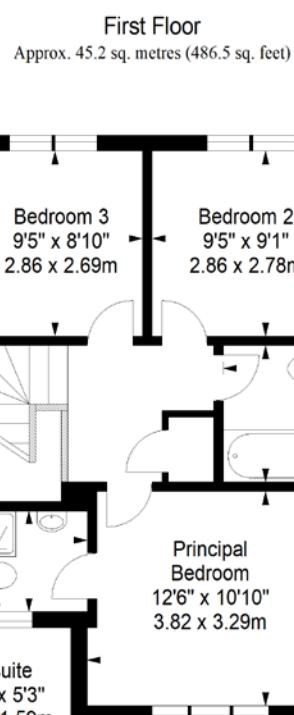
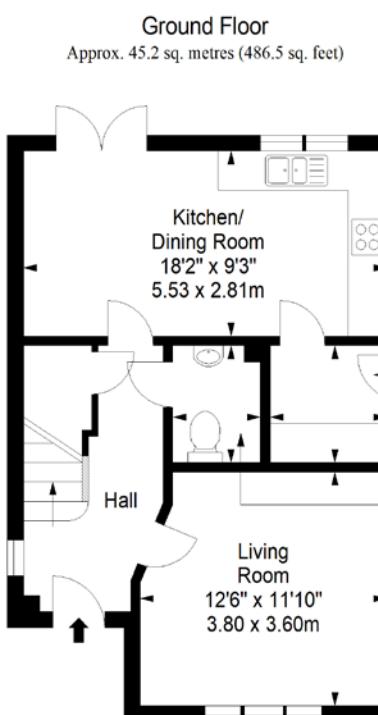
Extras: integrated oven and gas hob to be included in the sale. Please note, no warranties or guarantees shall be provided in relation to any of the services, moveables, and/or appliances included in the price, as these items are to be left in a sold as seen condition.

Factor: There is a factoring agreement in place with Ross & Liddell, and the annual charge is around £200.



PRESTONPANS, EAST LOTHIAN

Situated on the rugged East Lothian coast is Prestonpans – a thriving town that has seen considerable development in recent years. There are lovely shore walks, public parks, and open countryside to enjoy – ideal places to escape the hustle and bustle. With Prestonpans train station, people living here can enjoy both the countryside and all the amenities that nearby Edinburgh has to offer. Edinburgh is less than 20 minutes away by train and around the same travel time by car via the A1. Prestonpans offers a good selection of amenities and shops, while nearby Fort Kinnaird Retail Park provides more extensive shopping outlets. The town is served by two primary schools and one secondary school, while Loretto School in Musselburgh offers private education at both primary and secondary level. The surrounding area benefits from fitness and outdoor pursuits, including The Mercat Gait Centre – a sports centre with an Olympic-sized swimming pool, a sauna, a steam room, and a hydrotherapy pool, as well as a gym and a dance studio. The Royal Musselburgh Golf Course, Preston Athletic Football Club, Preston Lodge Rugby Club, Preston Village Cricket Club, Preston Lodge Ladies Hockey Club, and the East Lothian Indoor Bowling Club are all on your doorstep too.



Total area: approx. 95.4 sq. metres (1026.8 sq. feet)



These particulars were prepared on the basis of our own knowledge of the local area and, in respect of the property itself, information supplied to us by our clients; all reasonable steps were taken at the time of preparing these particulars to ensure that all details contained in them were accurate. All statements contained in the particulars are for information only and all parties should not rely upon them as statements or representations of fact. In particular, (a) descriptions, measurements and dimensions, which may be quoted in these particulars are approximate only and (b) all references to conditions, planning permission, services, usage, constructions, fixtures and fittings and movable items contained in the property are for guidance only. Our clients may instruct us to set a closing date for offers at short notice and therefore if you wish to pursue interest in this property, you should immediately instruct your solicitor to note interest with us. Our clients reserve the right to conclude a bargain for the sale of the above subjects or any part thereof ahead of a notified closing date and will not be obliged to accept either the highest or indeed any offer for the above subjects or any part thereof. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order.