



52 SPRINGDALE ROAD

Prestonpans, East Lothian, EH32 9SP



1

Public Room



2

Bedrooms



1

Bathroom



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Forming part of a sought-after Blindwells development with a desirable location in Prestonpans, this modern terraced house is immaculately presented in true move-in condition, enjoying neutral interior design throughout and a quality finish. The family home boasts two double bedrooms (one with storage), a spacious reception room, a sunny modern kitchen and a family bathroom, as well as a guest WC. Outside, the property benefits from a suntrap rear garden, outdoor seating space, and on-street parking.

Additionally, 52 Springdale Road has a modern village setting, allowing easy access to the surrounding countryside while being just a short drive from idyllic coastal walks and beaches. Excellent local amenities are also a mere five-minute drive away, including supermarkets in both Prestonpans and neighbouring Tranent. Local schooling is close by with the new Blindwells Primary School, and there is a nearby rail station in Prestonpans, which is well-connected to central Edinburgh.







B

EPC
RATING

D

COUNCIL
TAX BAND

VIEWING

By appointment only
with Gilson Gray on
01620 893 481

Features

- Terraced house in Prestonpans
- Part of a modern development
- Living/dining room with under-stair storage
- Well-appointed kitchen
- Main bedroom with storage
- Sun-facing second bedroom
- Bathroom with overhead shower
- Ground-floor WC
- Private sunny rear garden with outdoor seating
- On-street parking







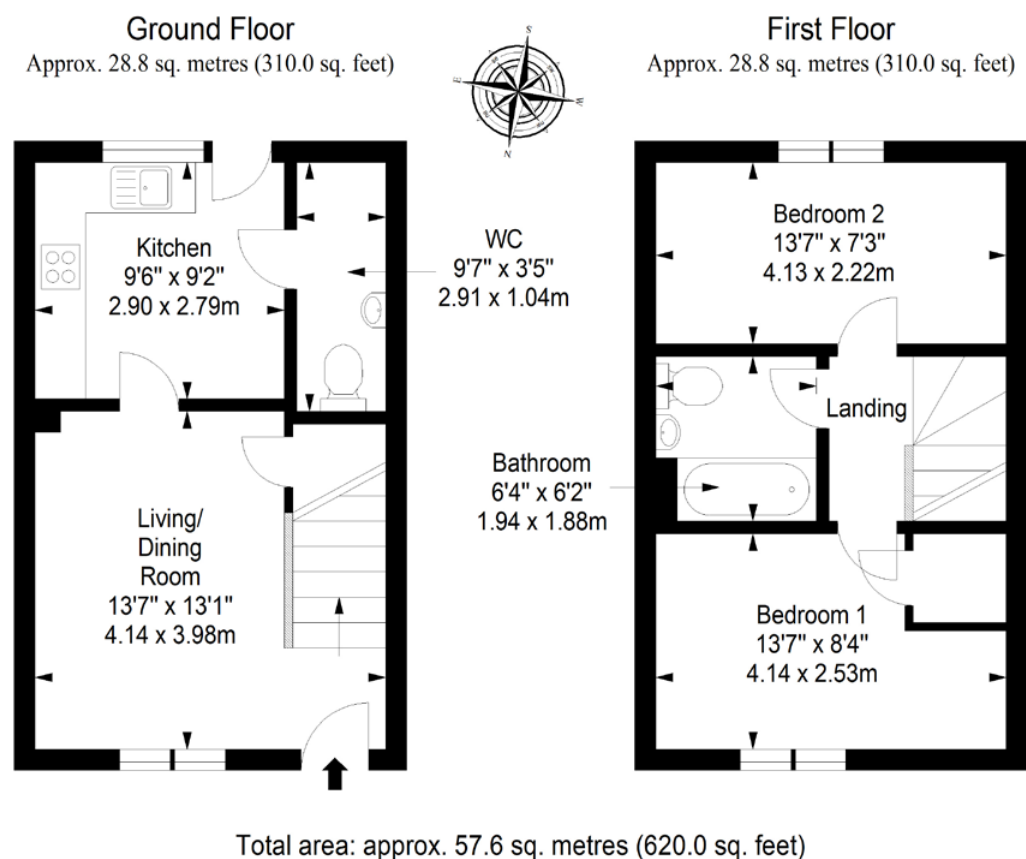
Extras: All fitted floor and window coverings, light fittings, integrated appliances, some wall art, and the shed are included in the sale. Please note, no warranties or guarantees shall be provided in relation to any of the services, moveables, and/or appliances included in the price, as these items are to be left in a sold-as-seen condition.

Factor: The factor is managed by Ross & Liddell at an approximate yearly cost of £40.49.



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.



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