



18 BLINK O'FORTH
PRESTONPANS, EAST LoTHIAN, EH32 9GA



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Situated within a modern development in Prestonpans, this mid-terraced townhouse enjoys flexible accommodation including three/four bedrooms, one/two reception rooms, a spacious dining kitchen, and three bathrooms, with modern, neutrally decorated interiors. The house is accompanied by a sunny garden, an integral single garage, and a multi-car driveway.

You are invited into the home by a neutrally decorated, carpeted hallway with built-in storage, garage access, and space for furniture items, where a staircase takes you to the living accommodation on the first floor. The living room is situated to the front of the property and illuminated by French windows ornamented by a Juliet balcony, and it offers plenty of space for arrangements of lounge furniture. Across the landing in the southwest-facing kitchen, modern wall and base cabinets are accompanied by granite-inspired worktops and integrated appliances comprising an oven, hob, and extractor fan. Provision is also made for a freestanding fridge/freezer, and the adjoining dining area can comfortably accommodate a large dining table and chairs alongside a study area, if desired. The kitchen is supplemented by a utility room (with external access) on the ground floor housing additional cabinetry and offering a discrete space for laundry appliances.

FEATURES

- Mid-terraced townhouse in Prestonpans
- Entrance hall with storage and garage access
- Spacious living room
- Southwest-facing dining kitchen
- Two double bedrooms (one with built-in storage)
- One single bedroom/study
- Fourth bedroom (a spacious double)/additional reception room
- One en-suite shower room
- Family bathroom and separate shower room
- Southwest-facing rear garden
- Single garage and private multi-vehicle driveway
- Gas central heating and double glazing





There are three bedrooms on the second floor, with an additional sleeping area (or potential extra reception room) on the ground floor with French doors opening onto the garden. The second-floor bedrooms comprise two doubles and a single, with the principal accompanied by a built-in wardrobe and an en-suite shower room. The accommodation is completed by a family bathroom on the second floor and a shower room on the ground floor. Gas central heating and double glazing ensure year-round comfort and efficiency.

Externally, the home is accompanied by a southwest-facing rear garden featuring a lawn and a patio with a charming pergola. Private parking is provided by an integral single garage and a driveway.

Extras: All fitted floor coverings, window coverings, light fittings, and integrated kitchen appliances will be included in the sale.







Prestonpans

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 Kinnaid 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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1. While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.
2. Interested parties are advised to note interest through their solicitor as soon as possible in order to be kept informed should a Closing Date be set. The seller will not be bound to accept the highest or any offer.

FLOORPLAN

