



2 Springwells Park, Blindwells
PRESTONPANS | EH32 9GX


warners
solicitors & estate agents



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Rare opportunity to purchase this stunning four-bedroom detached villa, with private south facing garden and detached garage, forming part of a select modern development, set a prime position. The property is presented to the market in true move-in condition, providing thoughtfully planned and stylish accommodation on two floors, representing an ideal family home, offering generous, flexible and light filled living space with the focal point being a spacious open plan kitchen/dining room, which features French doors opening onto the landscaped rear garden. Additional living space comes in the form of a front facing living room and there is also an additional family room which could easily be utilised as a 5th bedroom or home office. Externally the property features immaculate front and rear gardens, the rear laid to lawn with a patio and decorate stoned areas, making it perfect for alfresco dining and outdoor entertaining. To the front there is a private driveway for off road parking leading to a detached single garage. Early viewing is recommended to appreciate the accommodation on offer! The property comprises: -

- Welcoming Hallway with WC and storage cupboard off
- Light and spacious Living Room
- Spacious contemporary Kitchen/Dining room featuring a peninsula breakfast bar, silestone worktops, tiled flooring with underfloor heating, cabinet floor lighting, integrated appliances (including wine fridge), French doors give direct access to rear garden. There is also a handy utility room and storage cupboard off with a door to rear garden
- Family room / fifth bedroom
- Four double bedrooms (two benefit from ensuite facilities) Principal modern ensuite bathroom featuring a stylish white three-piece suite with underfloor heating
- Gas central heating & Double glazing
- Partially floored attic
- Solar Panels
- Private Driveway
- Detached single garage
- Private front & fully enclosed south facing rear landscaped gardens

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



All integrated appliances & wardrobe in bedroom 2 will be included in the sale. Please be advised the fireplace will not be included and the light fitting in living room will be replaced. EPC: B

The property is located in the development of Blindwells 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 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.



