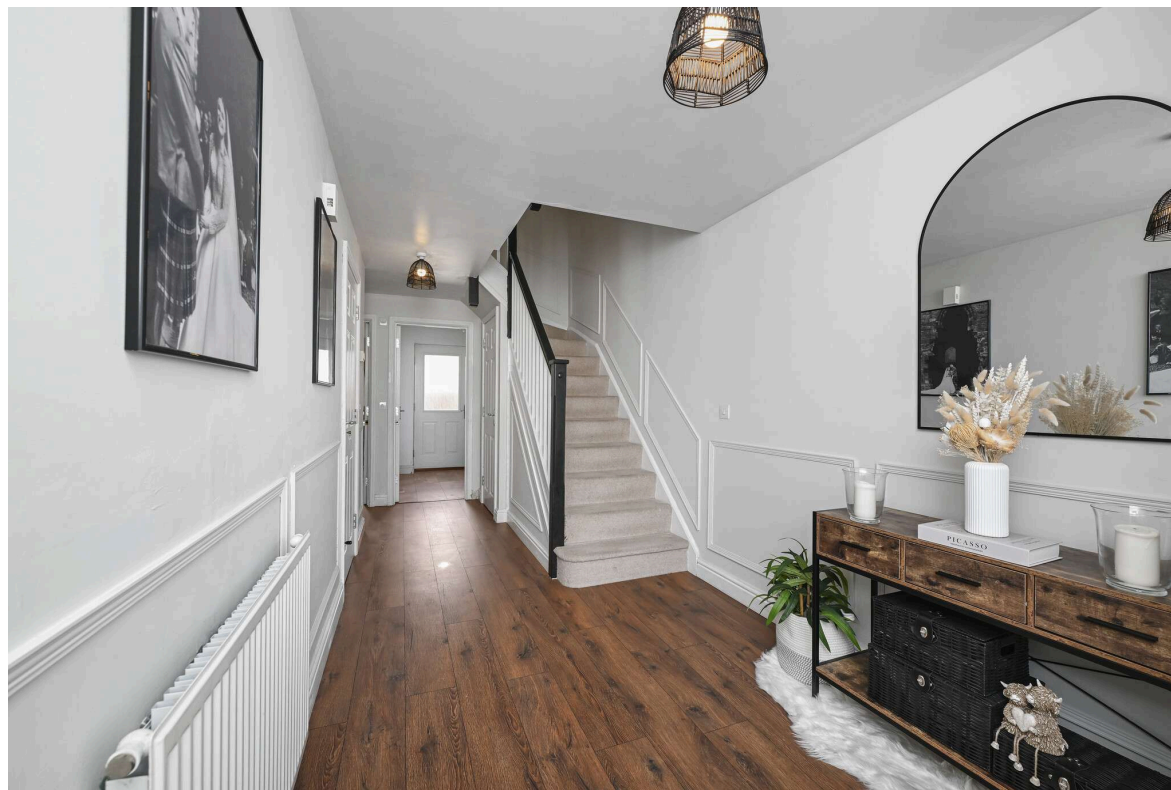




15 Blink O'Forth
PRESTONPANS | EH32 9GA


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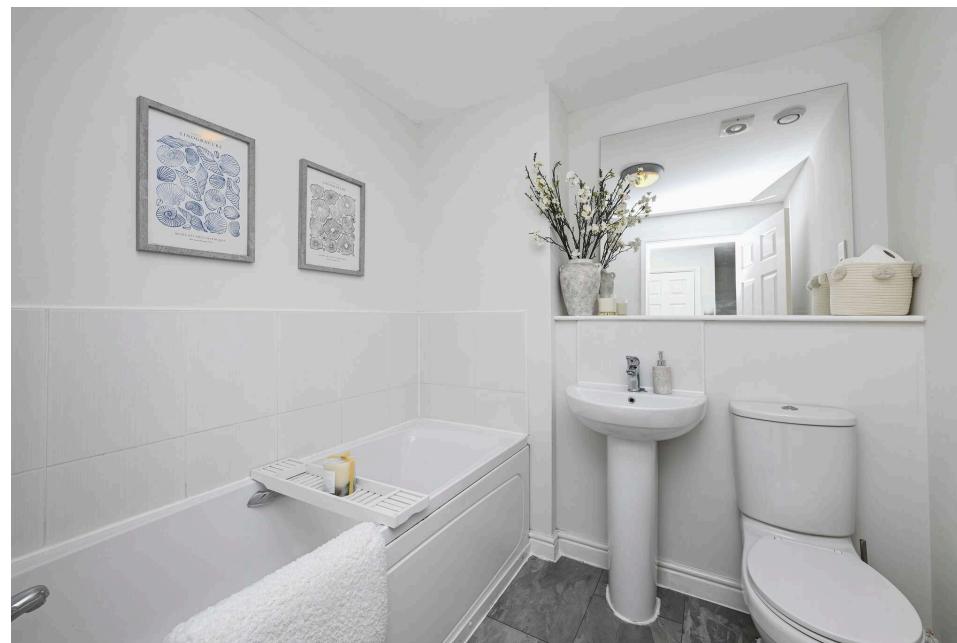
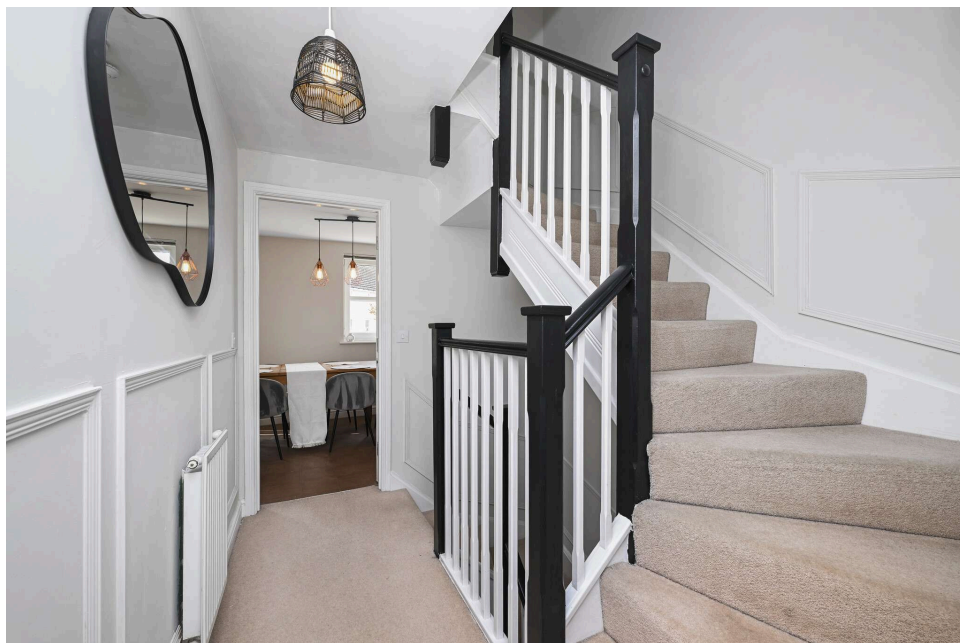
Warners are delighted to present this impressive terraced townhouse, offering spacious family accommodation across three levels. Boasting a south-facing, fully enclosed rear garden, a private driveway, and an integral garage, this beautifully presented home is nestled in a quiet cul-de-sac within a modern development in the popular town of Prestonpans. Ideally located, it provides easy access to the A1, City Bypass, and Train Station.

The ground floor features a welcoming entrance hallway with built-in storage, internal access to the garage, and a convenient WC. A bright double bedroom with patio doors opens directly to the garden, while a practical utility room-complete with upper and lower units, a sink, and garden access-adds to the functionality of the space. On the first floor, a spacious and light-filled reception room with a Juliet balcony provides the perfect setting for relaxation or entertaining, while the stylish dining kitchen offers a contemporary range of units and integrated appliances. The upper floor boasts a generously proportioned principal bedroom with built-in wardrobes and a sleek en-suite shower room, along with two further bedrooms, a modern three-piece family bathroom, and additional storage, with attic access from the landing.

Additional features include gas central heating and double glazing for year-round comfort. The south-facing rear garden is fully enclosed and designed for easy maintenance, creating an ideal space for outdoor dining, entertaining, or a safe play area for children. To the front, a private driveway leads to the integral garage, equipped with an up-and-over door, lighting, and power. Further residents' and visitors' parking is available within the development.

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





- Spacious 3-Level Home
- South-Facing Enclosed Garden
- Prime Location Near A1 & Transport
- Modern Kitchen & Stylish Interiors
- Private Driveway & Integral Garage
- Gas Central Heating & Double Glazing

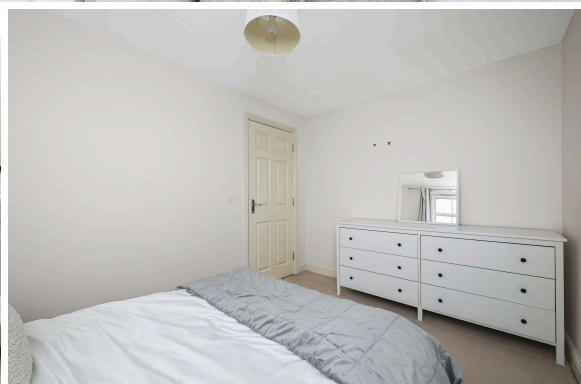
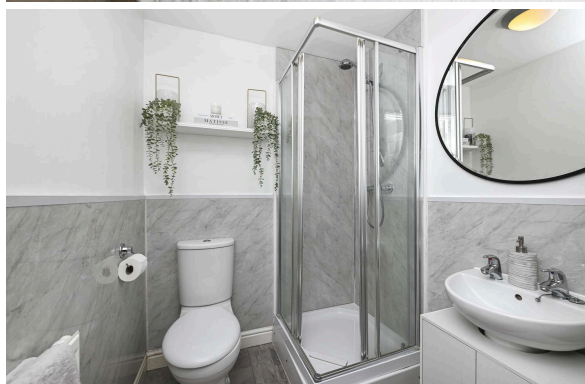
All light fittings, curtains, blinds, tv brackets, fridge freezer, oven and dishwasher included in sale.

EPC Rating C.

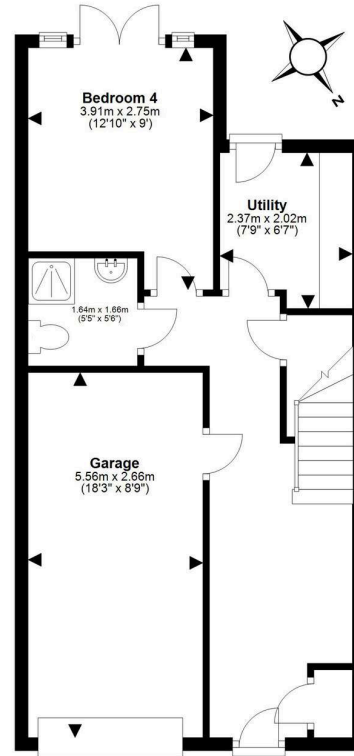
Factoring charges through Ross and Liddell approx £18 and covers general maintenance in the estate.



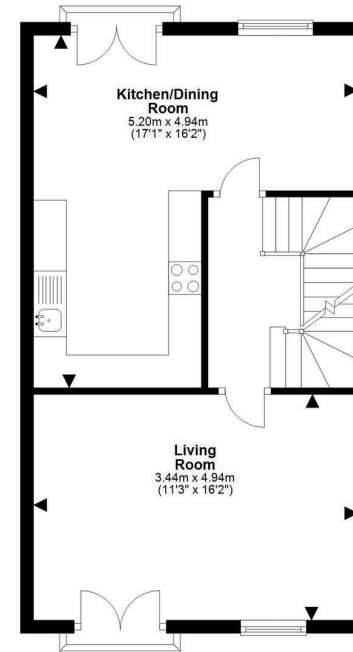
The property is located in the popular East Lothian coastal town of Prestonpans, which is well within commuting distance of Edinburgh. The property enjoys a prime location, yet is within easy reach of the excellent amenities Prestonpans and nearby Port Seton have to offer. For a more comprehensive range 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.



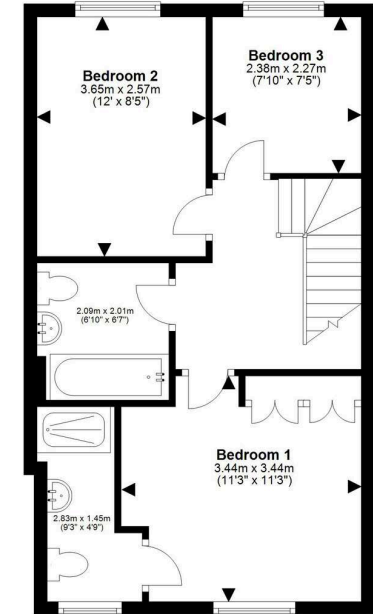




Ground Floor



First Floor



Second Floor

This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.