



11 Greendykes Way, Blindwells
PRESTONPANS | EH32 9GT


warners
solicitors & estate agents



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Warners are delighted to present this beautifully presented three-bedroom semi-detached family home, nestled in the heart of the vibrant coastal town of Prestonpans. Located within a sought-after and stylish new build development, this property offers contemporary living with a host of modern features ideal for families and professionals alike.

The home opens with a welcoming entrance vestibule complete with a convenient W/C. Step into the spacious, south-facing lounge – a bright and inviting space enhanced by attractive wood flooring and complemented by two handy storage cupboards. The modern dining kitchen is fitted with a range of integrated appliances and offers ample space for entertaining, with a dedicated dining area and patio doors leading directly out to the landscaped rear garden – perfect for indoor/outdoor living.

Upstairs, you'll find three well-proportioned bedrooms, including a generous master bedroom benefiting from a sleek en-suite shower room and built-in wardrobe. The additional two bedrooms provide flexibility for family, guests, or home working, with space for freestanding furniture. A stylish three-piece bathroom suite completes the upper level.

Externally, the rear garden has been thoughtfully landscaped for low-maintenance enjoyment, and there's direct access to two allocated parking spaces. Further benefits include gas central heating, double glazing, and energy-efficient solar panels on the roof.

- Stylish 3-bed in trendy coastal development
- Bright south-facing lounge with storage
- Modern kitchen with garden access
- Master with en-suite & built-in wardrobe
- Landscaped garden & allocated parking
- Energy-efficient with solar panels
- Two allocated parking spaces.

EPC B, Council tax E.

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



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.

Ross and Liddell manage the factor and this covers, grass cutting and general garden maintenance of communal areas. This costs approximately £253 per annum.

Extras included in this sale are the blinds on the lounge windows, integrated oven, hob, fridge freezer, and dishwasher.



