



22 Springwells Park
PRESTONPANS | BLINDWELLS | EH32 9GX


warners
solicitors & estate agents



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Beautifully presented, three-bedroom detached family home boasting a private rear garden and forming part of an established modern development in the popular town of Prestonpans in East Lothian. This stunning home offers well-planned and flexible accommodation over two levels and is presented to the market in true move-in condition.

The spacious living room to the front of the property is flooded with natural light, creating a fantastic space for relaxing or entertaining friends and family. The open plan kitchen/dining room falls naturally into cooking and dining spaces and features a handy breakfast bar. From the dining area, French doors open out to the private rear garden which boasts both a patio area and shed. A WC completes the downstairs accommodation.

Upstairs, the principal bedroom benefits from a stylish ensuite shower room and integral wardrobe storage. The two further bedrooms are both of a reasonable size, with either room having the potential to be used as an ideal home office, study or gym giving the property a good degree of flexibility. A modern family bathroom completes the internal accommodation.

Offering significant appeal to those looking for a family home within commuting distance of Edinburgh, early viewing is essential.

- Three-bedroom detached family home
- Sought-after location
- Easy access to excellent commuter links
- Living room
- Modern kitchen/dining room
- Principal bedroom with ensuite
- Two further bedrooms
- Family bathroom
- Private rear garden with patio area
- Front garden
- Gas central heating
- Double glazing
- Driveway
- Factor fee understood to be approx £398 per annum

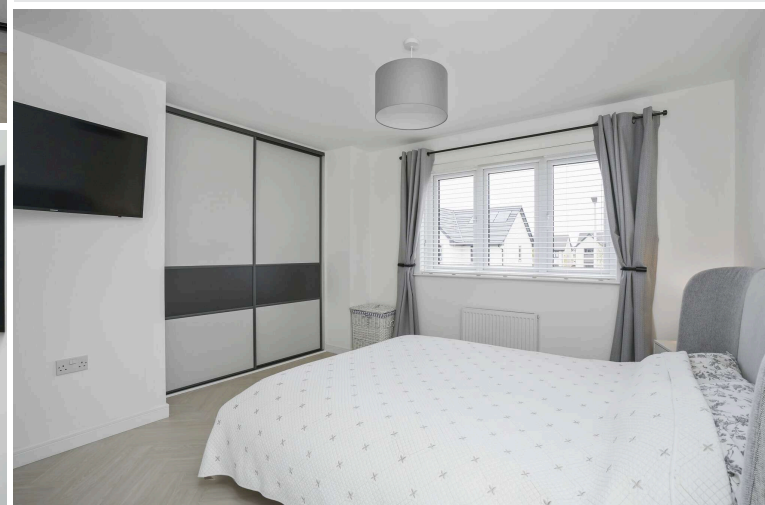
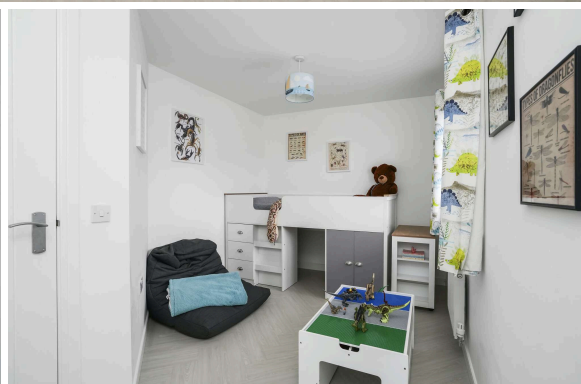
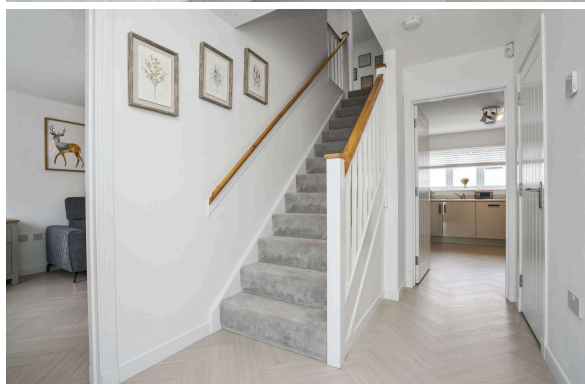
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.

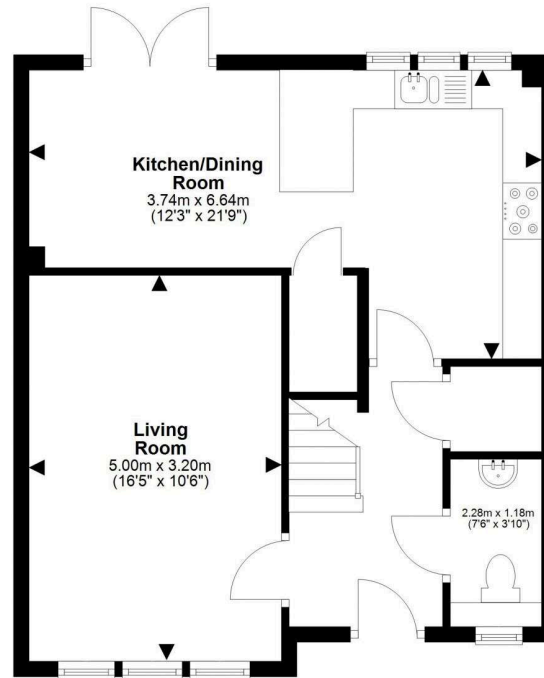


Energy rating B and Council Tax E

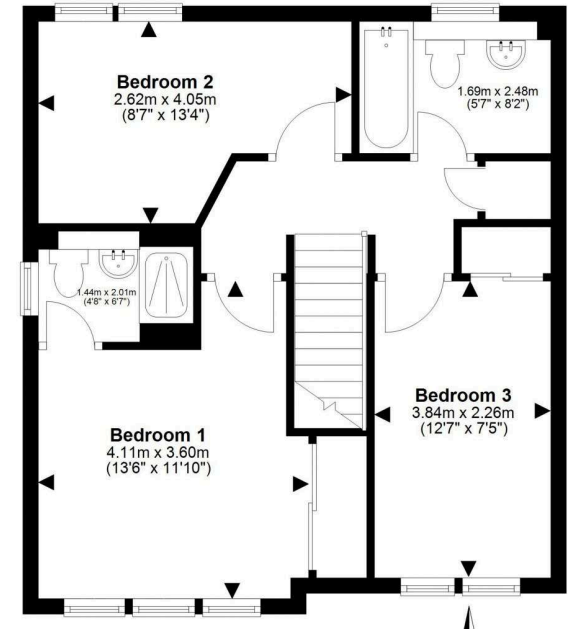
Integrated appliances, fixtures and fittings included in the sale. Pergola and shed can be made available with separate negotiation.

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. Blindwells Primary school which is scheduled to open in August 2025 is within walking distance of the property. 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.

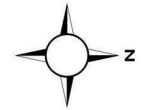




Ground Floor



First Floor



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.