



Plot 67 12 Hopeton Court  
TRANENT | EH32 9SZ





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Warners are pleased to bring to the market this impressive four-bedroom detached villa, forming part of Ogilvie Homes' highly regarded Blindwells development at Winton Park. Designed with modern family living in mind, this exceptional home delivers generous proportions, contemporary specification and a layout that balances everyday practicality with refined style.

The accommodation unfolds across a well-considered floor plan, beginning with a welcoming entrance hall that immediately sets the tone for the quality and space on offer. To the front, a substantial living room provides a comfortable retreat, ideal for relaxing or entertaining, while the rear of the home is anchored by an expansive open-plan kitchen, dining and family space, the true heart of the house. Flooded with natural light, this versatile area is perfectly suited to modern lifestyles, whether hosting guests, family meals or casual day-to-day living. A separate utility room and a discreet ground-floor WC add further convenience.

The upper floor continues to impress, offering four well-proportioned bedrooms. The principal suite enjoys the luxury of a private en-suite shower room and a dedicated dressing area with built-in storage, creating a calm and private haven. A second double bedroom also benefits from its own en-suite facilities, while the remaining bedrooms are served by a stylish family bathroom finished to a contemporary standard.

Externally, the property is equally well considered. Private garden space provides scope for outdoor relaxation and entertaining, while an integral garage and driveway ensure excellent parking provision. The home also incorporates modern energy-efficient features, including solar panels, EV charging capability and high-performance heating, reflecting a commitment to sustainable, future-focused living.

Blindwells is an exciting and evolving new community, thoughtfully positioned to offer easy access to Edinburgh, East Lothian's coastline and countryside, and a wide range of local amenities. With excellent transport connections and long-term plans for schools, shops and green spaces, the area is fast becoming one of the most desirable locations for families and professionals alike.

This outstanding home represents a rare opportunity to secure a spacious, energy-efficient new build in a carefully planned and forward-looking development, and early viewing is strongly recommended.

**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.





- Brand new detached family home by Ogilvie Homes
- Set within the highly regarded Blindwells / Winton Park development
- Flexible, family-friendly layout arranged over two levels
- High-quality modern finishes throughout
- Excellent transport links to Edinburgh and East Lothian
- Ideal for families and professional buyers
- Welcoming entrance hall
- Generously proportioned front-facing living room
- Impressive open-plan kitchen, dining and family area with garden access
- Contemporary fitted kitchen with integrated appliances
- Separate utility room & ground-floor WC cloakroom
- Principal bedroom with dressing area and en-suite shower room
- Second double bedroom with en-suite shower room
- Two further well-proportioned bedrooms
- Stylish family bathroom
- Private front & rear gardens
- Integral garage and private driveway
- Energy-efficient design including solar panels
- EV charging provision

Property sold as seen.



The subjects are located in the thriving East Lothian town of Tranent, which lies within easy commuting distance of Edinburgh. The local area boasts a wide range of local amenities and services, including local shops, an Asda supermarket and a post office. Schooling is well represented from nursery to senior level within the area. Surrounded as it is by open countryside and located close to some of East Lothian's best golf courses and beaches, this prime location will undoubtedly appeal to a wide cross section of the public. An efficient public transport network is on hand, which operates to many parts of East Lothian, to Edinburgh and further afield. The A1, city bypass and main motorway networks are also within easy reach.





