



Plot 48 50 Hoprig Avenue  
TRANENT | EH32 9GY

  
**warners**  
solicitors & estate agents





## Plot 48 50 Hoprig Avenue

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Warners are delighted to present this brand new two-bedroom Ogilvie Home, available to purchase as the current Douglas Show Home within the highly desirable Blindwells development. Finished to an exacting standard and offered with the show home furniture package included, this outstanding property provides a rare opportunity to secure a completely turnkey home in one of East Lothian's most exciting new communities. Thoughtfully designed for modern lifestyles, the ground floor centres around a bright and spacious open-plan living, dining and kitchen area, beautifully styled to showcase the flexibility of the space. Generous glazing enhances the sense of light and connection to the outdoors, with direct access to the rear patio creating an inviting setting for entertaining or everyday living. A conveniently located WC completes the lower level. Upstairs, the accommodation continues to impress with two well-proportioned double bedrooms, each presented with the same attention to detail found throughout the home. A sleek and contemporary family bathroom serves both bedrooms and features modern sanitaryware and stylish finishes, reinforcing the home's refined aesthetic. Externally, the property enjoys landscaped garden grounds with paved seating areas, ideal for outdoor relaxation. As expected from an Ogilvie Home, the property also benefits from a range of energy-efficient features including solar panels, high-performance insulation and modern heating systems, delivering both comfort and reduced running costs. Blindwells offers an appealing blend of green space, planned local amenities and excellent transport connections, providing swift access to Edinburgh, East Lothian's coastline and beyond. With the added appeal of show home presentation and furniture included, this is a rare and compelling opportunity not to be missed.

Early viewing is strongly advised.

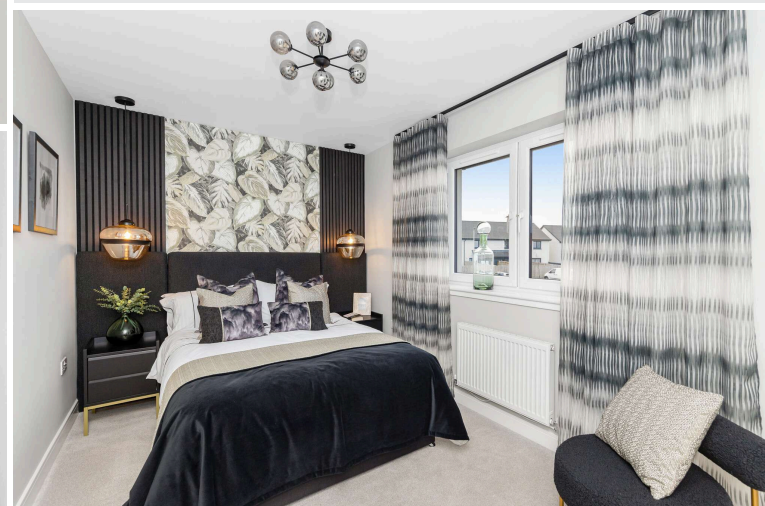
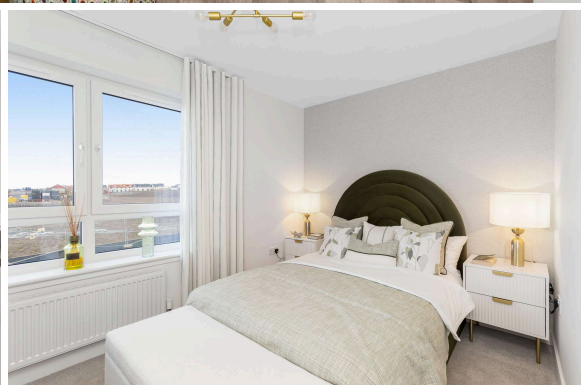
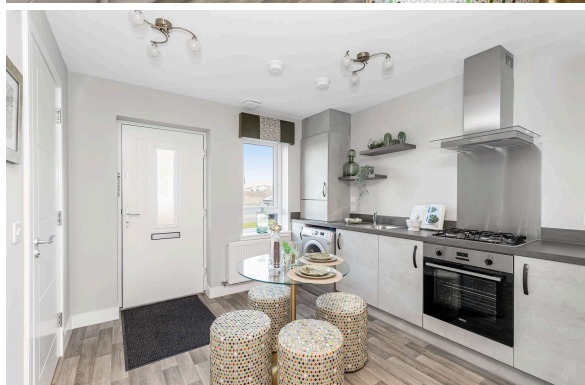
- Brand new Ogilvie Homes Douglas Show Home
- Located within the popular Blindwells development
- Excellent access to Edinburgh, transport links and East Lothian coastline
- Welcoming entrance hallway with convenient ground floor WC
- Bright open-plan living, dining and kitchen area with garden access
- Contemporary fitted kitchen with integrated appliances
- Two well-proportioned double bedrooms
- Stylish first-floor family bathroom with modern fittings
- Gas central heating, double glazing, energy-efficient with solar panels
- Landscaped private garden with patio area

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

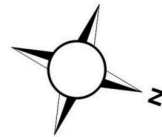
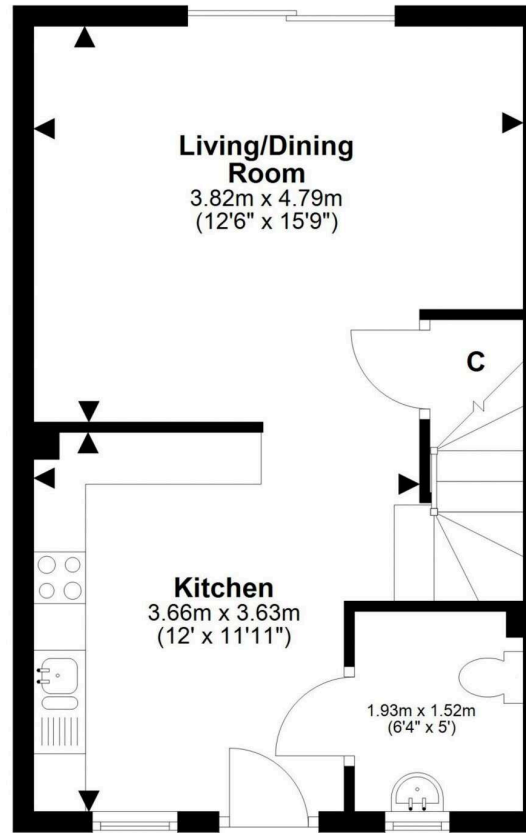
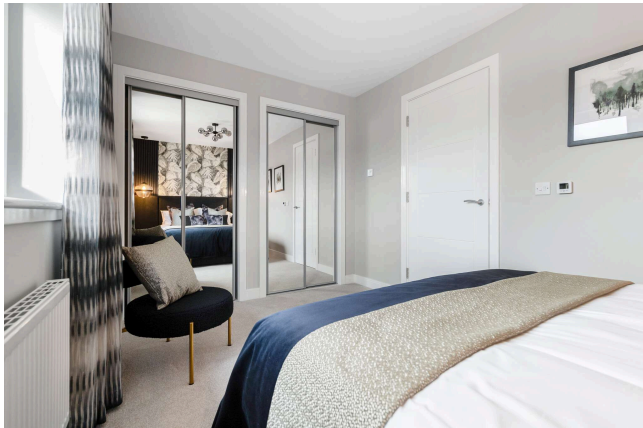


Property sold as seen.

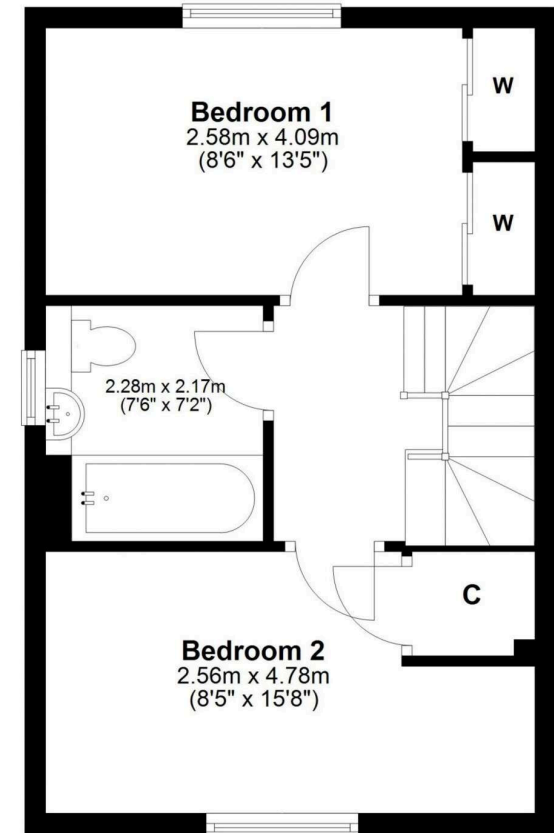
The subjects are located in the thriving East Lothian town of Tranent, which lies within easy commuting distance of Edinburgh. The local area boasts a wide range of local amenities and services, including local shops, an Asda supermarket and a post office. Schooling is well represented from nursery to 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.







**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.