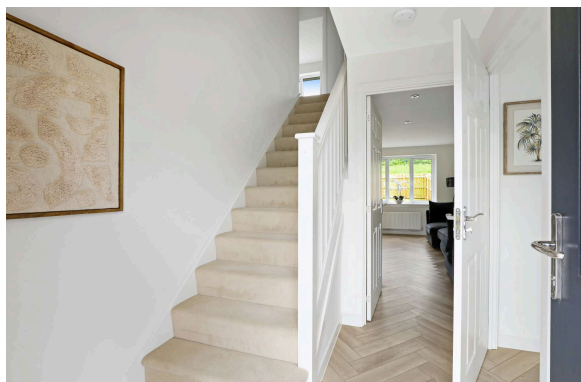
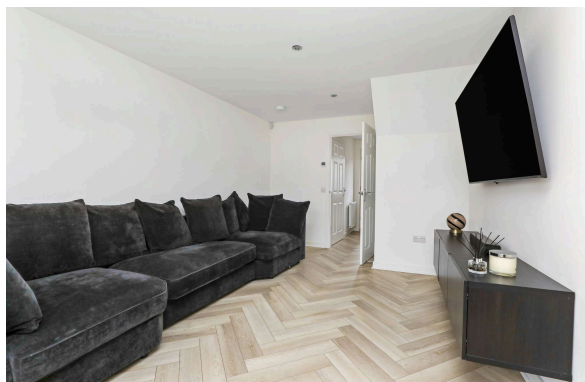




54 Garnet Avenue,
BLINDWELLS | PRESTONPANS | EH32 9SS


warners
solicitors & estate agents



54 Garnet Avenue,

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Well-presented three-bedroom semi-detached home in the sought after Blindwells development in Prestonpans, just to the East of Edinburgh and well placed for easy access to the City Centre, the bypass and rest of East Lothian alike. This family home is presented to the market in move in condition and provides comfortable and light filled space, with stylish contemporary finishes and comes complete with an enclosed sunny garden.

This stunning home comprises welcoming entrance hallway, spacious living room with under stair storage, fully fitted kitchen with access to the rear garden that currently comprises a gas hob, oven, fan, fridge/freezer, washing machine and dishwasher. Also downstairs there is a handy WC and single garage. Upstairs, there are three well-proportioned bedrooms, with built-in wardrobes located in the second bedroom. The principal bedroom benefits from an en-suite shower room. Completing the accommodation is the family bathroom, fitted with a bath and WC. The property also benefits from gas central heating, double glazing, a front driveway, attic, rear garden made up of lawn, a patio and outside tap.

- Three-bedroom semi-detached home
- Spacious living room with storage
- Beautiful kitchen with access out to the rear garden
- Three bedrooms, one with en-suite
- Single garage and Attic storage
- Front and rear gardens
- Front driveway
- Gas central heating & double glazing

Council Tax: E , Energy Rating: B

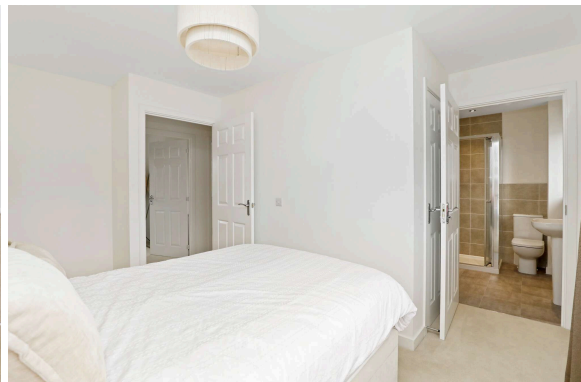
No factor associated with this property.

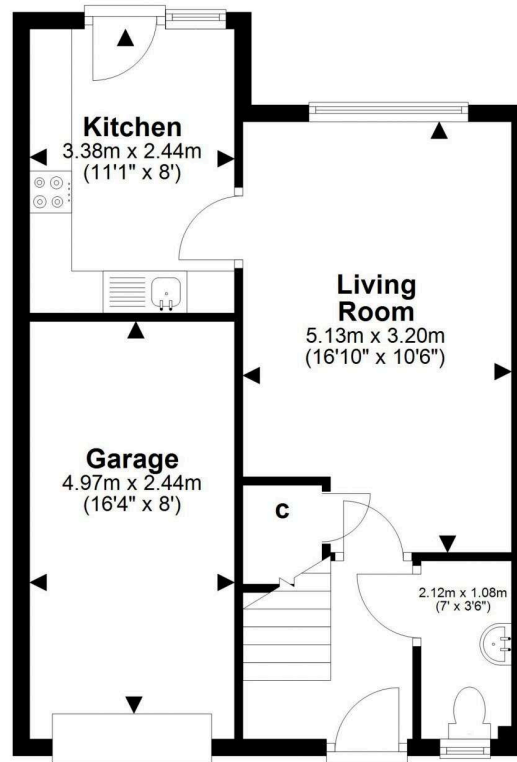
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



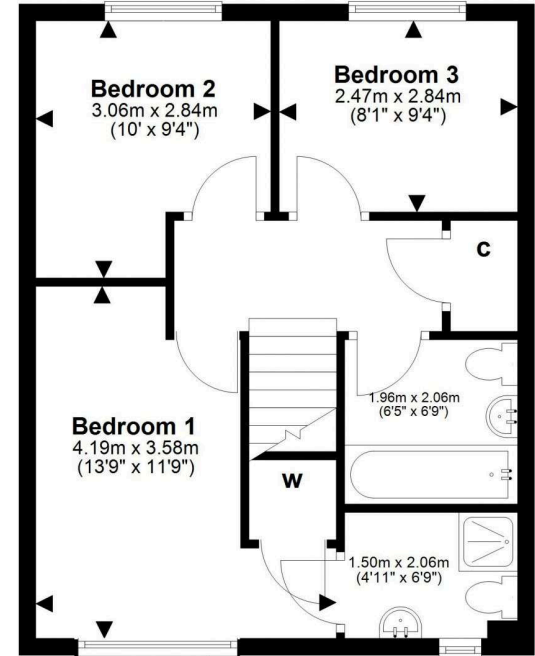
Extras: Fixtures and fittings, oven, hob, fridge/freezer, and TV bracket in living room.

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 recently opened 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.