



**12 HOPETONCOURT, BLINDWELLS, EH32 9SZ**  
**Fixed Price £420,000**



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Offering exceptional space, style and practicality, this impressive four-bedroom detached family home has been thoughtfully designed with modern family living in mind.

Spanning approximately 1,560 sq ft, the property boasts generous proportions throughout, combining elegant interiors with highly functional living space.

At the heart of the home is a stunning open-plan kitchen, dining and family area — a bright and sociable space ideal for both everyday life and entertaining — complemented by a separate utility room and convenient ground floor WC.

A spacious formal lounge provides the perfect setting for relaxing, while upstairs, four beautifully appointed bedrooms offer flexible accommodation for growing families.



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The principal bedroom is a true retreat, featuring a stylish en-suite shower room and two built-in wardrobes creating a dedicated dressing area, while bedroom two also benefits from its own en-suite and fitted wardrobe. Two further bedrooms provide excellent additional space, ideal for children, guests, or home working.

This home is further enhanced by £10,500 worth of upgrades included, featuring premium flooring throughout, an upgraded kitchen, and fitted wardrobes to bedrooms three and four, offering excellent value and a move-in ready finish.

Built to a high specification, the property also benefits from solar photovoltaic panels, an A-rated energy efficient boiler, EV charging point, contemporary sanitaryware, quality integrated kitchen appliances, landscaped external finishes, and a 10-year new home warranty — creating a stylish, energy-conscious home designed for modern living.



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Set within the highly sought-after Blindwells development by Ogilvie Homes, this property enjoys a superb setting in one of East Lothian's most exciting new communities. Ideally positioned for modern family life, Blindwells offers a growing neighbourhood feel with excellent access to local amenities, green open spaces and scenic coastal surroundings. The nearby towns of Tranent and Prestonpans provide a range of shops, schools and leisure facilities, while excellent transport links — including easy access to the A1 and rail connections nearby — make commuting into Edinburgh and beyond quick and convenient. Combining community living with accessibility, Blindwells is an ideal location for families, professionals and those looking to enjoy the best of East Lothian living.

## Get in touch



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## Video Tour



### Misrepresentations

These particulars are intended to provide a fair description of the property but should not be relied upon as statements or representations of fact. All photographs, floorplans, dimensions, specifications and descriptions are provided for guidance purposes only. Whilst the property is completed, purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the information provided, including the specification, layout, finishes and measurements. Measurements are approximate and should not be relied upon for the fitting of furnishings or appliances. Neither the developer nor the selling agents make or give any warranty or representation in relation to the property or these particulars. Any error, omission or misstatement shall not annul the sale or entitle any party to compensation or damages.