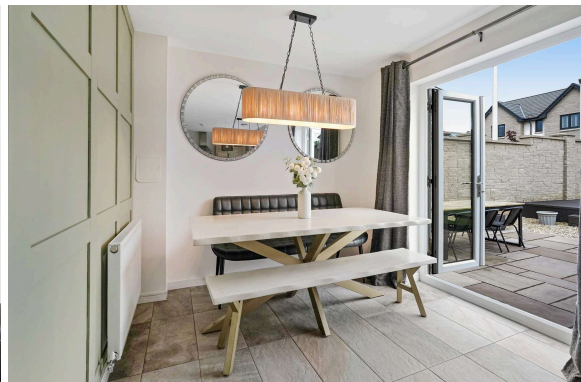
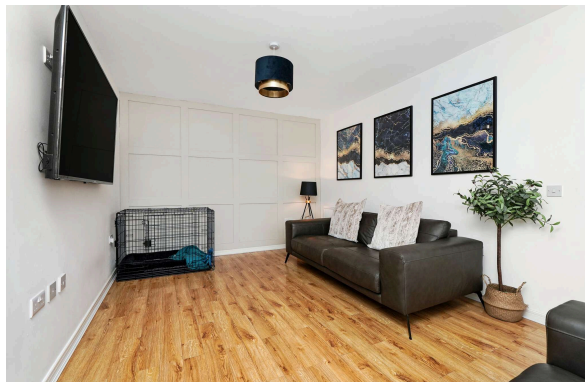




49 Springwells Park
BLINDWELLS | EH32 9GX


warners
solicitors & estate agents



49 Springwells Park

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Warners are delighted to present this beautifully presented three-bedroom detached family home, forming part of a modern development within the popular East Lothian community of Blindwells. Boasting a private south-facing rear garden, contemporary interiors and well-planned accommodation over two levels, this impressive home is presented to the market in true move-in condition and will appeal strongly to families and commuters alike. The accommodation is entered via a welcoming reception hallway with a convenient ground floor WC. To the front, the bright and spacious living room enjoys excellent natural light, creating a superb space for relaxing and entertaining. To the rear, the open-plan kitchen and dining room forms the heart of the home, featuring a contemporary range of units, generous worktop space and a handy breakfast bar creating a natural divide between the cooking and dining areas. French doors from the dining area provide direct access to the rear garden. Upstairs, the principal bedroom benefits from integrated wardrobe storage and a stylish en-suite shower room. Two further well-proportioned bedrooms offer flexible accommodation, while a modern family bathroom completes the upper floor. Externally, the fully enclosed south-facing rear garden has been beautifully landscaped with artificial lawn, an Indian sandstone patio and raised composite decking area, creating an ideal setting for outdoor dining and entertaining. The property also benefits from a front garden and a private driveway to the rear. Further benefits include gas central heating, double glazing and solar panels. Ideally positioned for access to Edinburgh, the A1 and East Lothian's excellent range of amenities, beaches and countryside, this superb home offers modern family living in a highly convenient location.

Early viewing is highly recommended.

- Three-bedroom detached family home and sought-after location
- Sought-after location
- Large bright living room
- Modern kitchen/dining room with French doors to rear garden
- Principal bedroom with ensuite
- Two further bedrooms
- Modern family bathroom
- Private front and rear landscaped gardens
- Gas central heating, double glazing and solar panels
- Private driveway

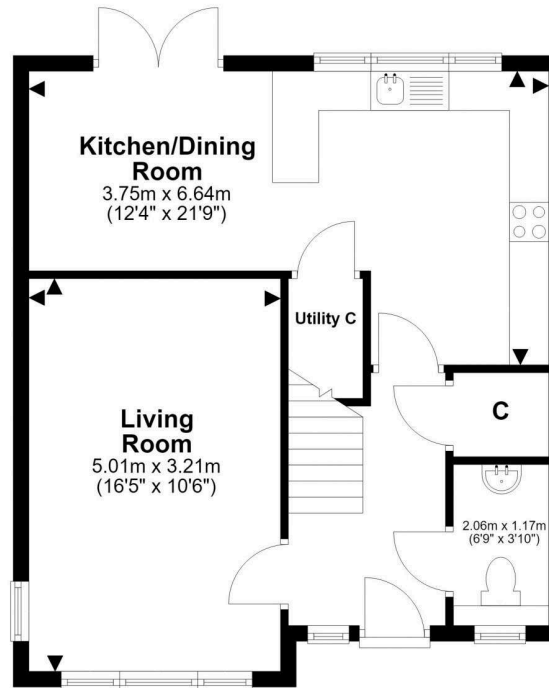
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



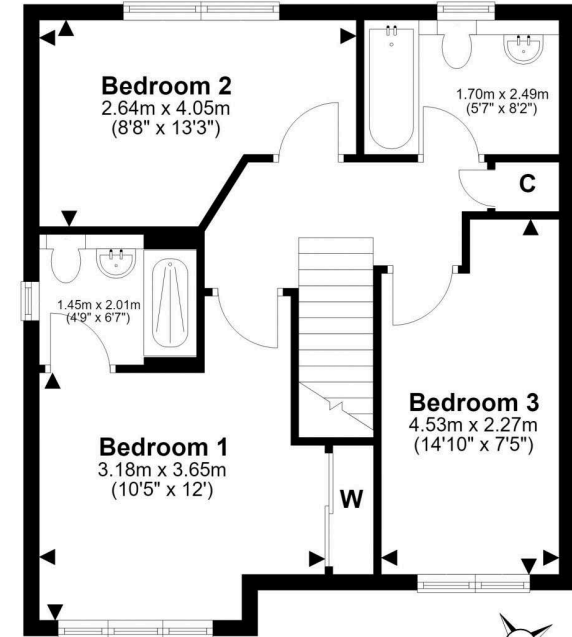
All integrated kitchen appliances will be included in the sale of the property, free standing appliances including washing machine and kitchen mirrors will be removed. EPC: B. CT: E. Factoring: Approx. £30 p/m paid to Ross & Liddell

The subjects are located near 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.