



29 Springdale Road  
PRESTONPANS | BLINDWELLS | EH32 9SJ

**warners**  
solicitors & estate agents



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Warners are delighted to present this beautifully presented, bright and modern end-terraced villa, offered to the market in true show-home condition and quietly positioned within the highly sought-after Blindwells estate. Benefiting from a private mono-blocked driveway providing off-street parking for two vehicles. Internally, the property offers generously proportioned accommodation beginning with a welcoming entrance hallway featuring stylish herringbone flooring with a downstairs WC. The bright and spacious living room provides an inviting space for everyday living, while to the rear, the impressive kitchen/dining room is fitted with sleek white cabinetry and integrated appliances. French doors open directly onto the landscaped rear garden.

The upper level hosts two well-proportioned double bedrooms and a further single bedroom, ideal for use as a nursery or home office. The principal bedroom benefits from integrated wardrobes and a modern en-suite shower room, while a contemporary family bathroom with three-piece suite completes the accommodation.

- Bright, modern end-terraced villa in show-home condition
- Sought-after Blindwells development
- Private mono-blocked driveway with parking for two cars
- Welcoming entrance hallway and downstairs WC
- Bright and spacious living room
- Modern kitchen/dining room with sleek white cabinetry, integrated appliances and French doors to rear garden
- Principal bedroom with integrated wardrobe and en-suite shower room
- Two further bedrooms
- Contemporary family bathroom with three-piece suite
- Partially floored attic providing additional storage
- Landscaped, fully enclosed rear garden boasted Porcelain patio and astro area
- Gas central heating, double glazing and solar panels

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

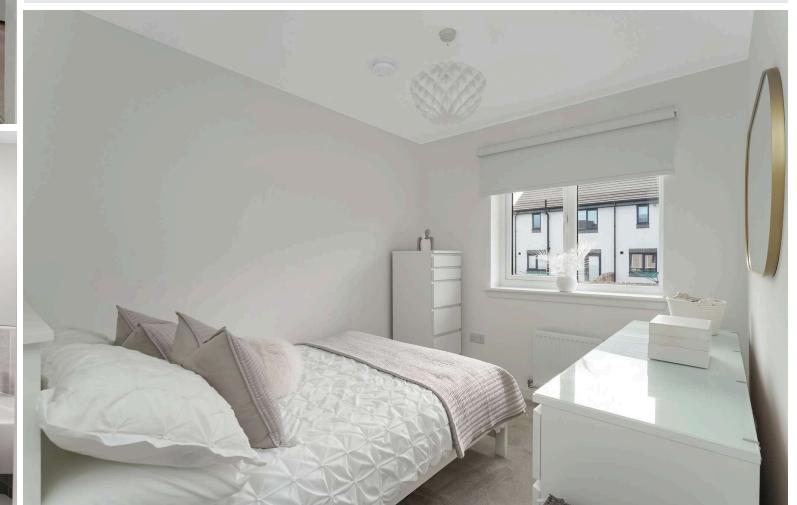


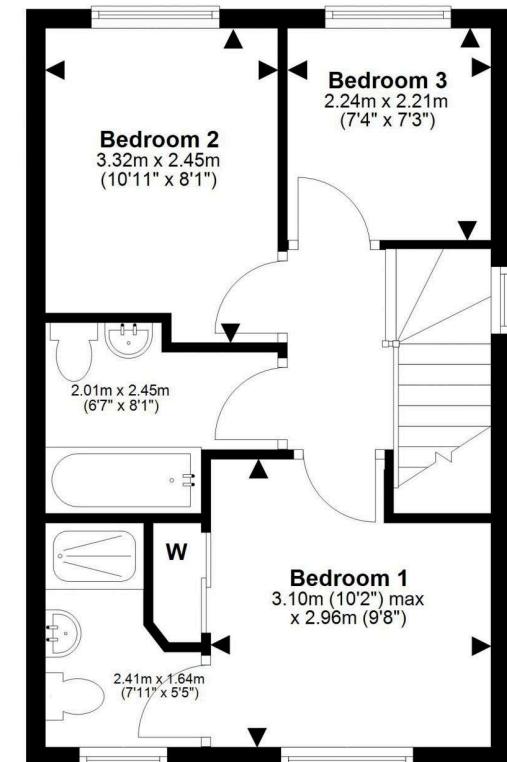
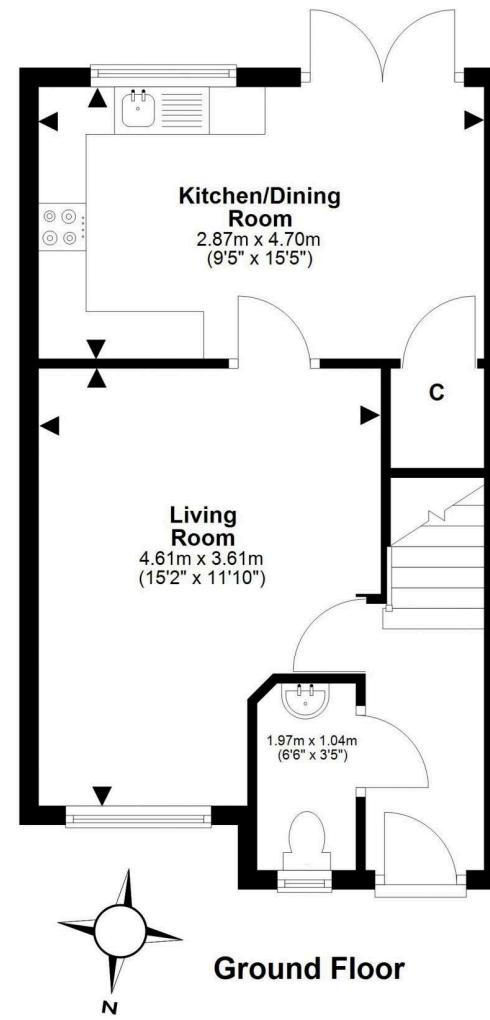
The property is located in the popular East Lothian coastal town of Prestonpans, which is well within commuting distance of Edinburgh. The property enjoys a prime location, yet is within easy reach of the excellent amenities Prestonpans and nearby Port Seton have to offer. For a more comprehensive range of amenities Musselburgh is just a little further afield. Schooling is well represented from nursery to senior level. 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.

Council tax band D, Energy rating B. Factor is covered by Ross & Liddell 60 St Enoch Sq Glasgow G1 4AW and costs around £120 per annum.

Extras included in this sale will be blinds, tv wall mount, fridge freezer, dishwasher, washing machine, oven and hob.

Shed in back garden can be left with separate negotiation.





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.