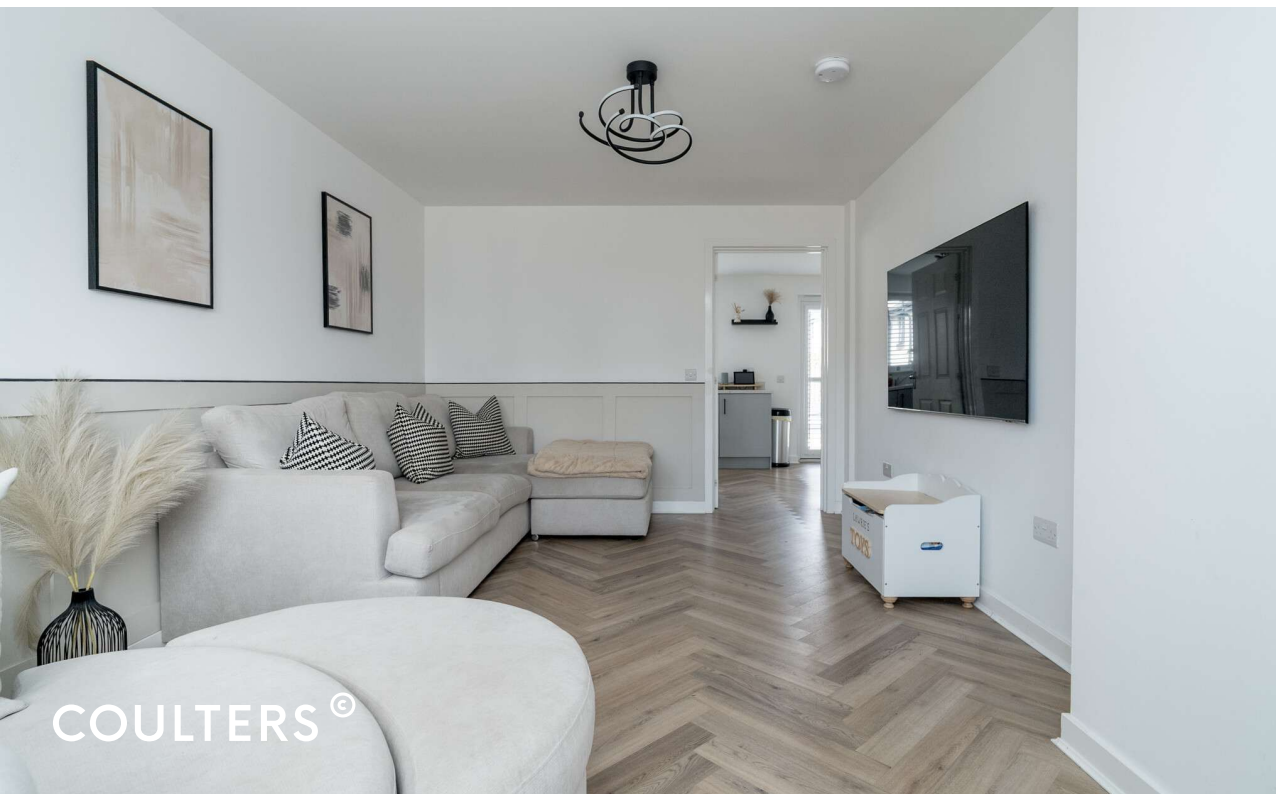


COULTERS[©]

49 SPRINGDALE ROAD

BLINDWELLS, EAST LoTHIAN, EH32 9SJ

 4 BED  2 BATH  2 PUBLIC



TAKE A LOOK INSIDE

49 Springdale Road is a stylish and spacious four bedroom detached home forming part of a sought-after modern development in a highly convenient location.

The A1 and Edinburgh Bypass are in easy reach and Prestonpans Train Station is within a few minutes drive and has services to Edinburgh taking less than 15 minutes.

The property boasts a landscaped rear garden, driveway parking for two cars, a garage and electric car charging point.

KEY FEATURES



Stylishly presented detached house.



Four double bedrooms, one with ensuite.



Sitting room and kitchen/dining room with doors to the garden.



Private landscaped rear garden.



Large driveway, garage and electric car charging point.



Within close proximity to Prestonpans Train Station.



EPC Rating - B



Council Tax Band - F



The beautifully presented accommodation has been tastefully decorated throughout with many of the rooms featuring wood panelling. Set over two floors it comprises - is set over two floors and comprises - entrance hall; sitting room with door leading to the kitchen/ dining room which has modern fitted units with integrated appliances, a large storage cupboard and French doors leading to the rear garden; utility room also with door to the garden; and WC.

A carpeted staircase leads to the first floor landing which gives access to - principal bedroom with fitted wardrobes and ensuite shower room; three further double bedrooms; and family bathroom.





MORE INFORMATION

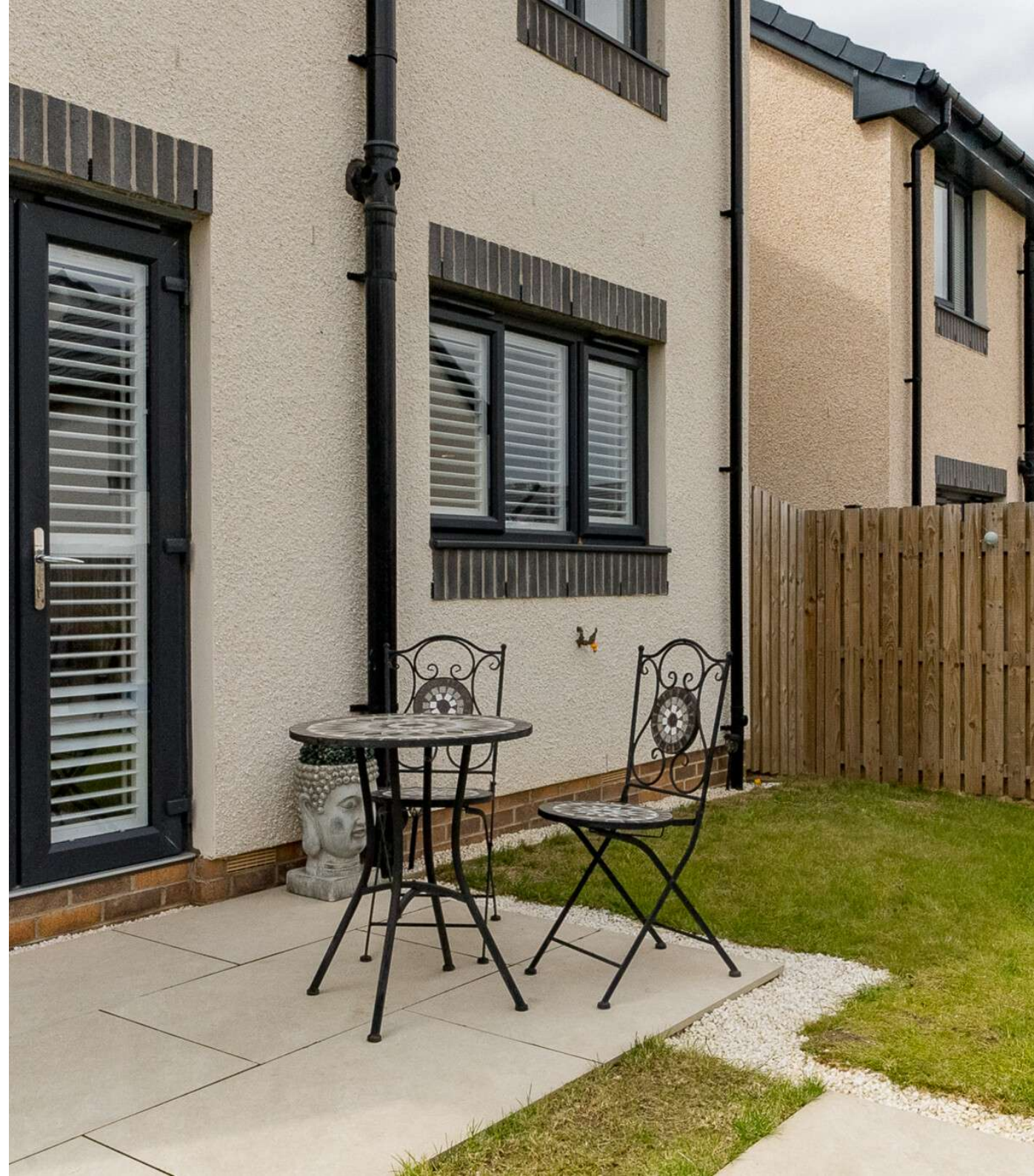
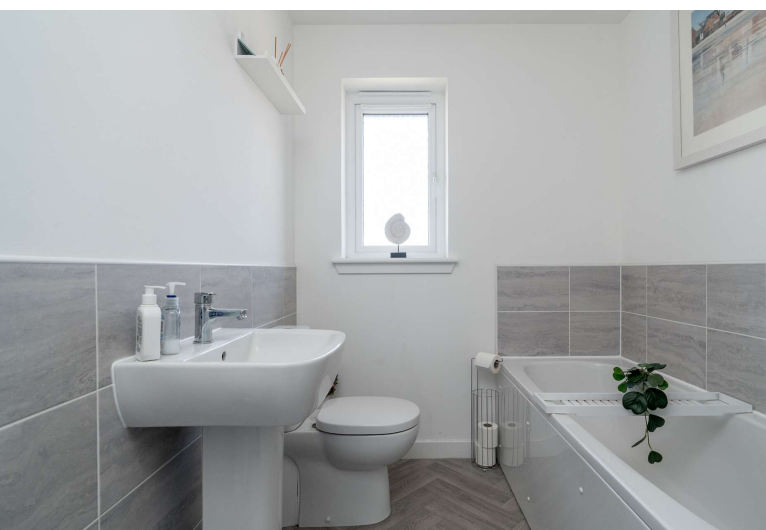
Externally, the property enjoys a generous private, enclosed rear garden, ideal for outdoor entertaining and family living.

The garden has been stylishly landscaped to provide three paved seating areas and a central lawn. A gated path at the side of the house gives access to the front for the removal of garden waste.

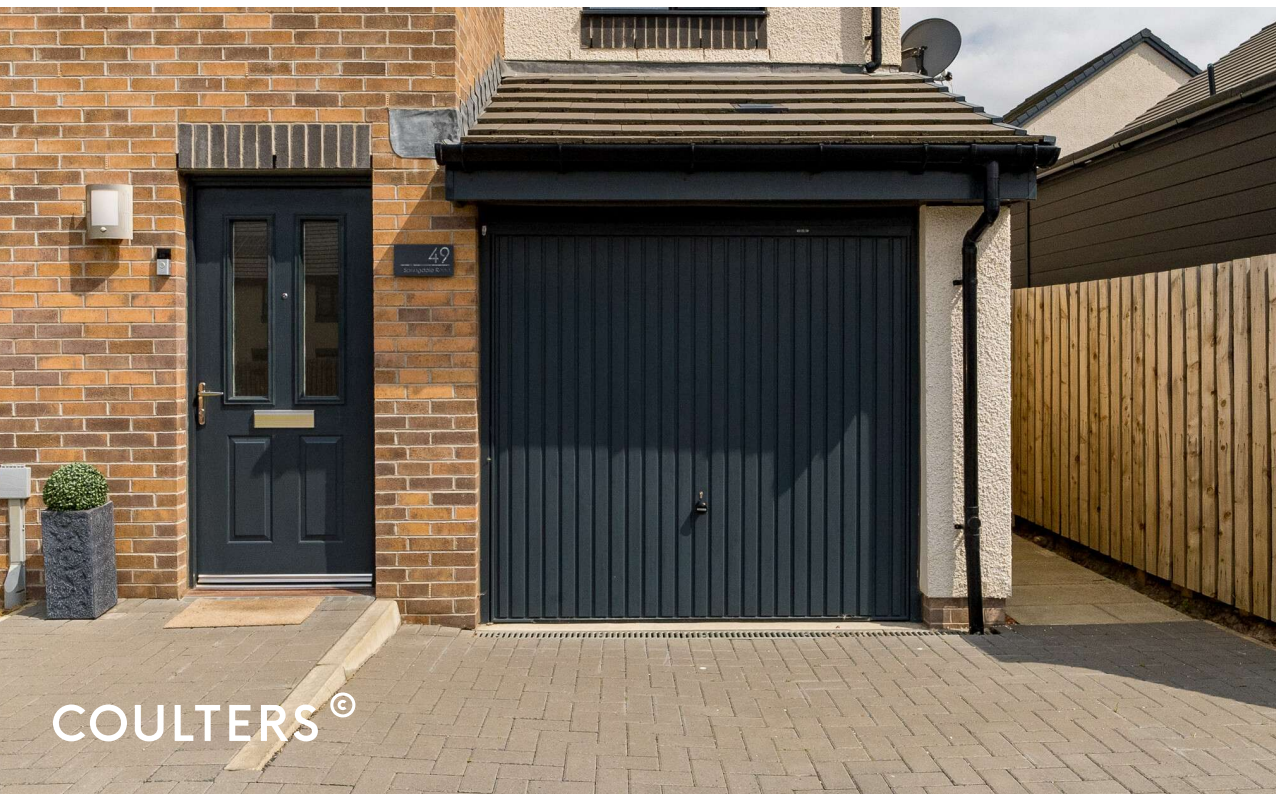
A large driveway to the front provides off-street parking for two cars and there is also a single garage. An electric vehicle charging point is attached to the side of the house.

The property further benefits from solar panels, double glazing and gas central heating, offering excellent energy efficiency and comfort throughout the year.









THE LOCAL AREA

Nestled in the heart of East Lothian, Blindwells is an exciting, master-planned new community that beautifully merges sustainable modern living with scenic surroundings.

Situated on a regenerated area immediately north of Tranent and southeast of Prestonpans, it is a true commuter's dream, offering direct access to the A1 corridor for a driving commute into Edinburgh in under 25 minutes. For those preferring public transport, the location benefits from close proximity to both Prestonpans and Longniddry railway stations, providing direct links into Edinburgh Waverley.

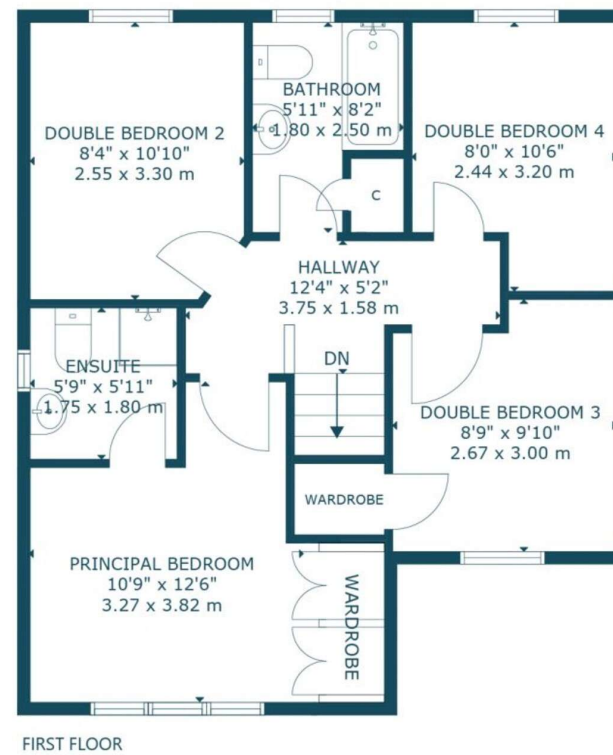
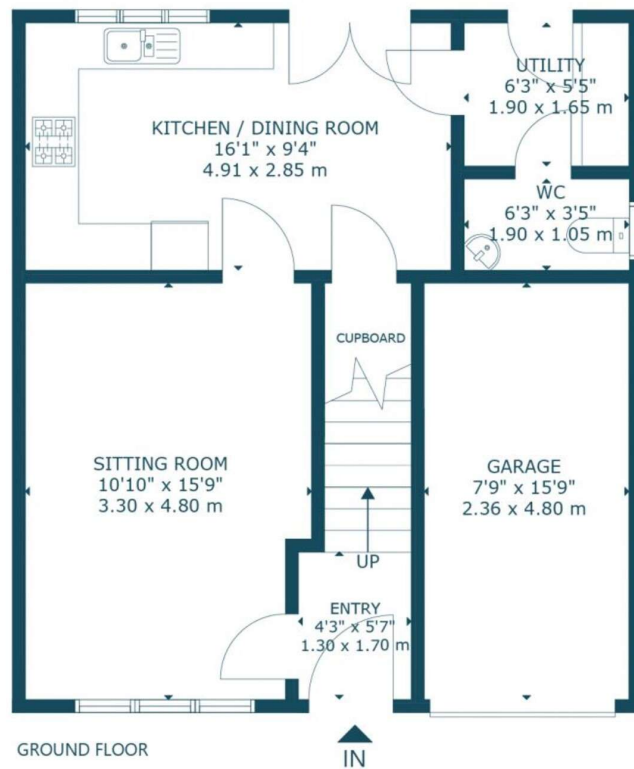
Designed around a connected lifestyle, the town features its own school, beautiful lakeside views at Princes Loch, and an upcoming vibrant town centre filled with shops, green spaces, and active travel pathways. Residents can easily enjoy the very best of the region, from the stunning coastline to East Lothian's famous rolling countryside and world-class golf courses.

EXTRAS

All integrated appliances, fitting floorings, blinds and light fittings are included within the sale price. The wall mounted televisions and the washer and dryer in the utility are excluded.

The development is factored by Spiers Gumley at a cost of approximately £170 per year.

HOME REPORT VALUATION: £330,000



49 SPRINGDALE ROAD, BLINDWELLS, PRESTONPANS, EH32 9SJ
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1,023 SQ FT / 95 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.