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45 Springdale Road Blindwells, EH32 9SJ

3 | 2 | 1 | EPC Rating B | Council Tax Band D





“ This family home is in immaculate move-in condition throughout and boasts beautiful and low-maintenance, landscaped gardens. ”

Features

- Immaculate move-in condition
- Fitted wardrobes in all bedrooms
- Landscaped garden, with shed
- Private double driveway, with electric charging point
- Gas central heating
- Double glazing





A bright and modern three-bedroom detached house, excellently situated on the corner in the much sought-after, up-and-coming Blindwells development.

This family home is in immaculate move-in condition throughout and boasts beautiful and low-maintenance landscaped gardens, to the front and rear, a private double driveway and newly implemented fitted wardrobes in every bedroom, offering ample storage throughout.

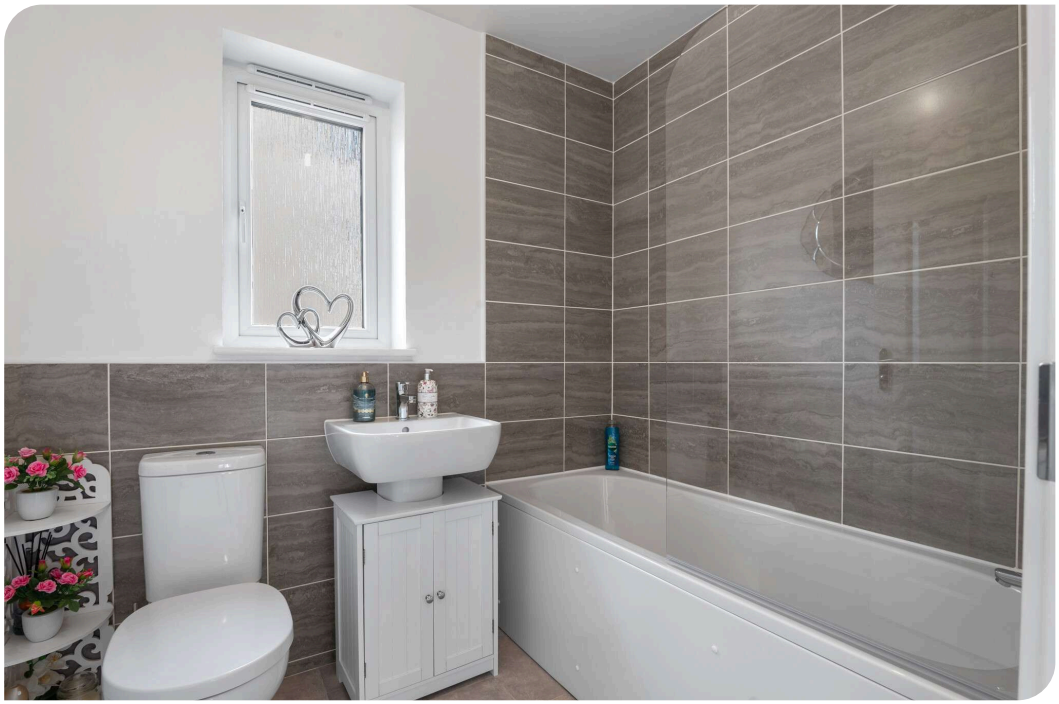
The property and its location are sure to appeal to first-time buyers, commuting professionals, couples and young families alike.













The property comprises; welcoming hallway with under-stair storage, front-facing living room with floor space, large enough to accommodate two sofas. A generously proportioned dining kitchen, with stylish fitted kitchen with base and wall-mounted units and appliances, including an electric oven, gas cooker, cooker hood and fridge freezer. A utility room with washing machine, boiler cupboard and further storage. Finishing the downstairs, is a modern WC room.

A carpeted staircase leads up to the landing, which hosts a sizeable linen cupboard and provides access to the attic, large primary bedroom with modern en-suite shower room, two further rear-facing double bedrooms and a family bathroom, consisting of a three-piece suite, including a shower over bath, with new tiling.

Gas central heating and double glazing throughout ensures a comfortable living environment all-year round.









Location

Externally, the property benefits from beautifully presented landscaped front and rear gardens, which are fully enclosed and not overlooked. The south-east facing rear garden gets plenty of sun and provides an excellent space to lounge or entertain. There is a new garden shed and access to the private driveway, which is large enough for two cars and hosts an electric-car charging point.

Blindwells is located next to 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, Tranent 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.

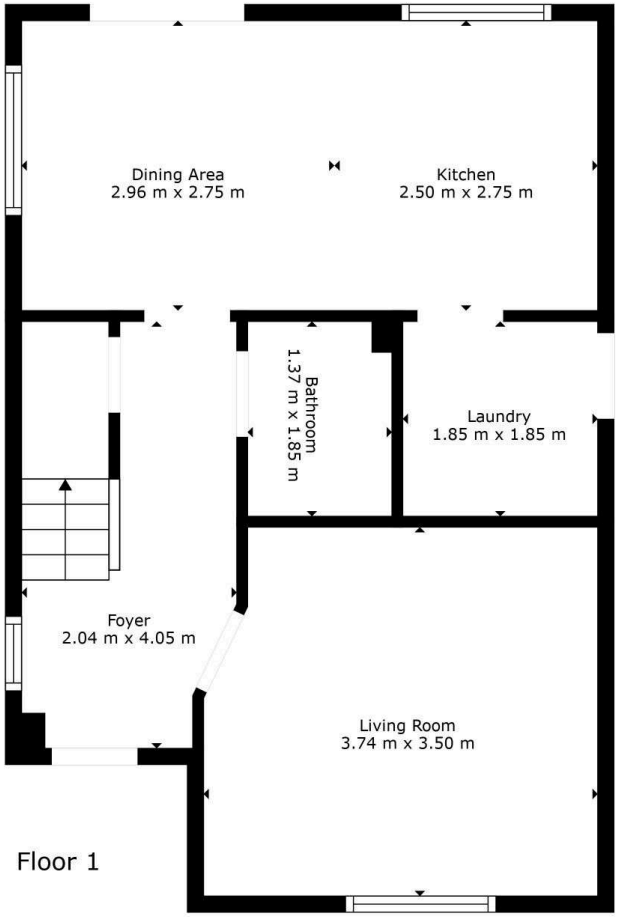


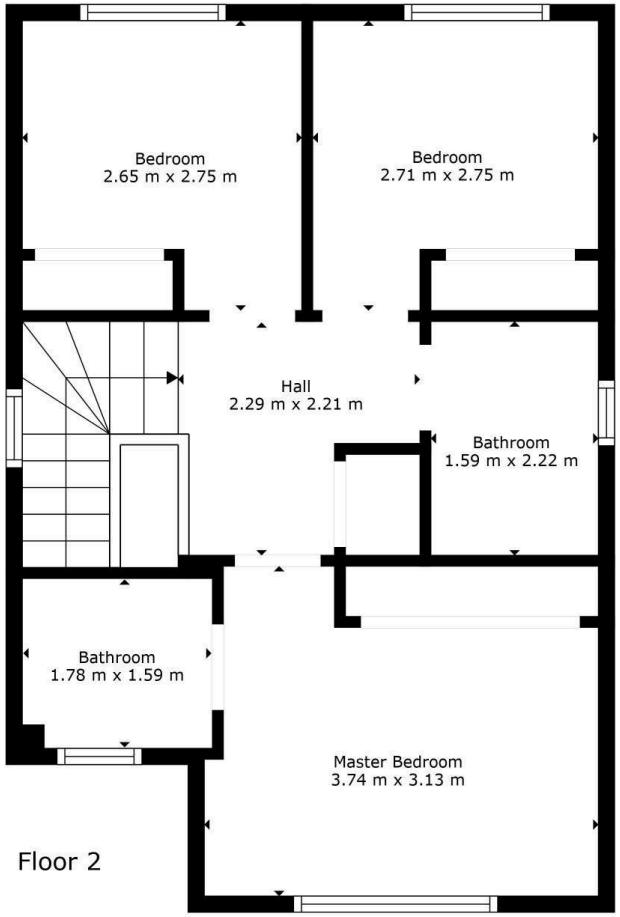
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TOTAL: 86 m2
FLOOR 1: 43 m2, FLOOR 2: 43 m2

Measurements Deemed Highly Reliable But Not Guaranteed.

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Whilst every care is taken in the preparation of these particulars, please check all dimensions and floor plan shapes, as these particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations.

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