



COULTERS[®]

16 HOPRIG PLACE

BLINDWELLS, EAST LOTHIAN, EH32 9TA

 3 BED  2 BATH  1 PUBLIC



TAKE A LOOK INSIDE

16 Hoprig Place is a beautifully presented and an exceptionally stylish contemporary end-terraced home forming part of a sought-after modern development and enjoys a particularly attractive position with a pleasant green outlook to the front and no neighbouring properties directly overlooking it.

The heart of the home is the impressive open-plan sitting room, dining area and kitchen, creating a wonderfully sociable living space that is perfectly suited to modern family life. Exceptionally large sliding doors flood the room with natural light and provide a seamless connection to the private rear garden. The kitchen is thoughtfully designed with an excellent range of cabinetry, generous worktop space and a full complement of integrated appliances, ensuring both practicality and style. Completing the ground floor is a spacious WC and excellent built-in storage.

KEY FEATURES



Beautifully presented end terraced house.



Private rear garden with gate access.



Within close proximity to Prestonpans Train Station.



EPC Rating - B



Three generously proportioned bedrooms.



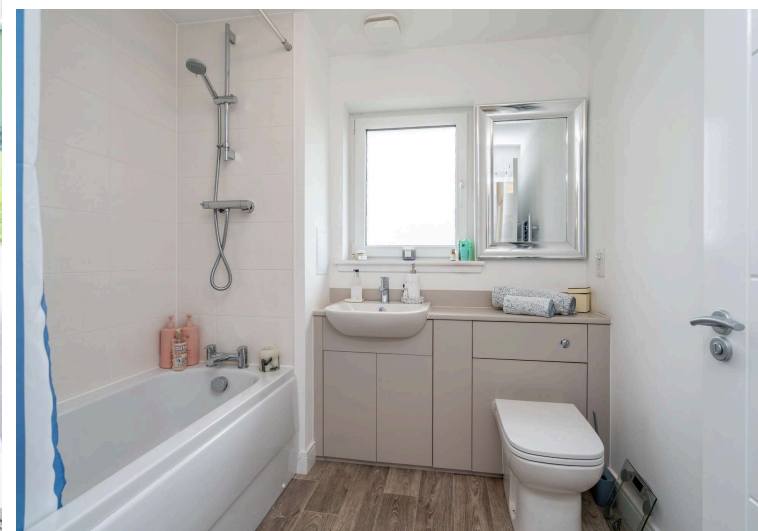
Allocated car parking space with car charger.



Close to lovely local country and beach walks.



Council Tax Band - E



Upstairs, there are three well-proportioned bedrooms, two of which are generous doubles. The principal bedroom benefits from a large built-in wardrobe with mirrored sliding doors, while the third bedroom offers excellent versatility and is currently utilised as a home office. A contemporary family bathroom, fitted with a shower over the bath, serves the accommodation. Further enhancing the property is a fully floored attic, providing valuable additional storage space. Externally, the property enjoys a generous private garden with gated access, ideal for outdoor entertaining and family living. An allocated parking space is located to the rear and is equipped with an electric vehicle charging point.

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 coastal beauty of Cockenzie to East Lothian's famous rolling countryside, world-class golf courses, and the stunning Firth of Forth coastline.

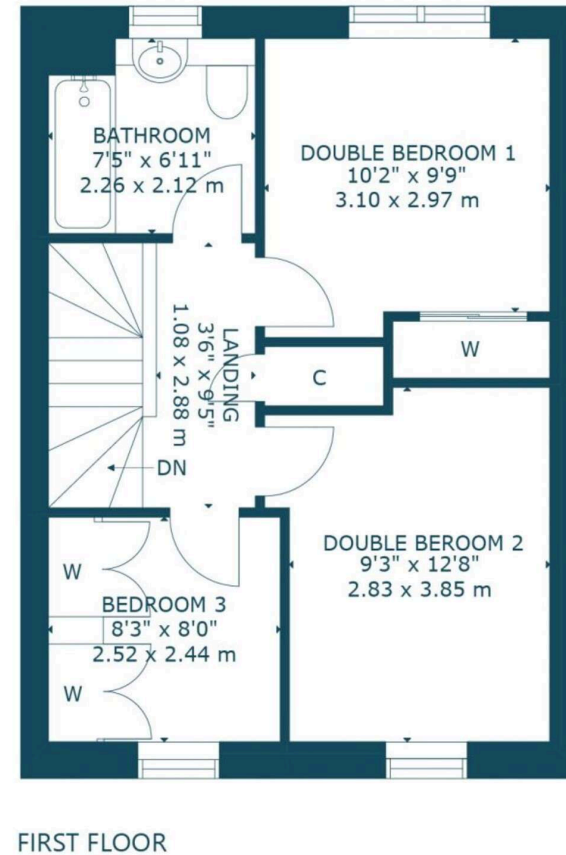
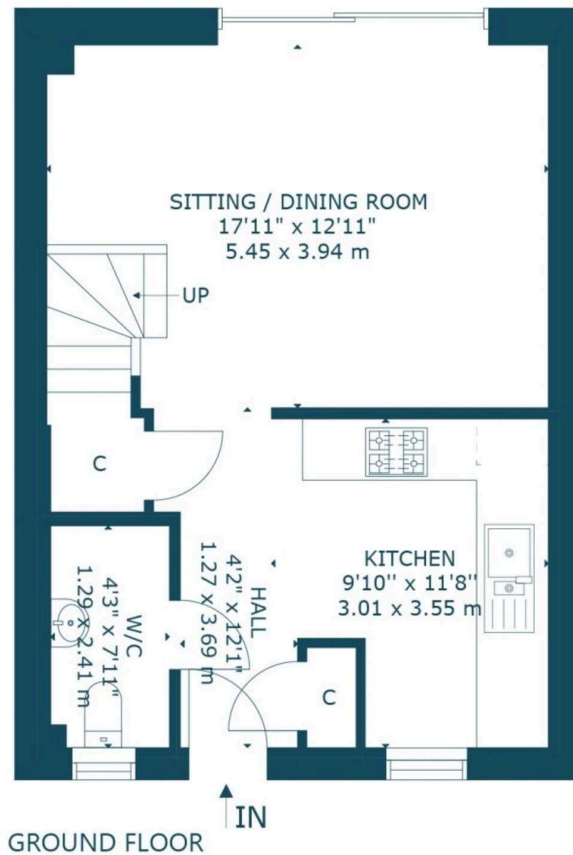
EXTRAS

All integrated appliances, fitting floorings and blinds in bedroom 1 and 2 are included within the sale price. All light fittings and TV's are not included. Some items of furniture are available by negotiation.

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

HOME REPORT VALUATION: £260,000





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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 893 SQ FT / 83 SQ M
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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GET IN TOUCH

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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.