



85 Blink O'Forth
Prestonpans, EH32 9GA

Deans 
Solicitors & Estate Agents LLP



UPPER VILLA

- Living Room/ Dining Room/ Kitchen
- One Double Bedroom
- Bathroom
- Residents' Carpark
- Double Glazing & GCH
- EPC Rating – C



This generously proportioned main-door upper villa enjoys a prime position within a modern and sought-after development in the seaside town of Prestonpans. Ideally placed for family living and commuting alike, the property is just a short stroll from reputable schools, convenient rail links, and a wide range of local amenities. The accommodation comprises; a welcoming hallway, bright living room/ dining room/ kitchen, one spacious double bedroom and a bathroom with shower over bath. Externally there is a residents' carpark that offers off street parking. The property features double glazing and gas central heating. Included in the sale are the fitted carpets and floor coverings, oven, hob, fridge-freezer, washing machine, dishwasher and light shades. All appliances included in the sale are sold as seen with no warranty provided.



**Blink O'Forth,
Prestonpans,
East Lothian, EH32 9GA**



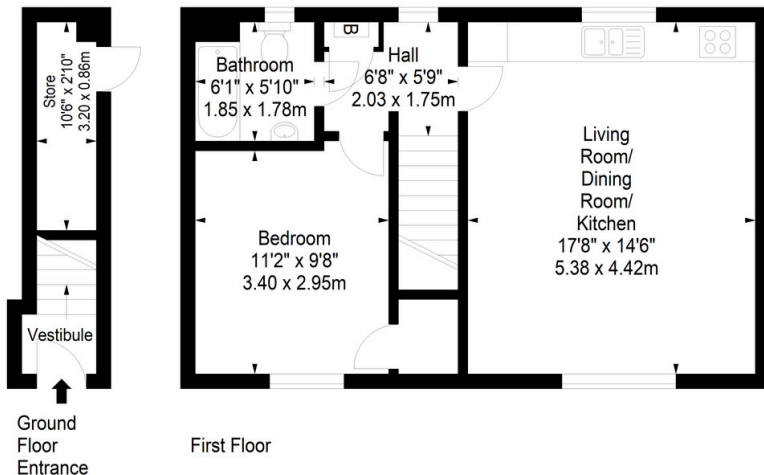
Approx. Gross Internal Area
522 Sq Ft - 48.49 Sq M

Store

Approx. Gross Internal Area
32 Sq Ft - 2.97 Sq M

For identification only. Not to scale.

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Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any 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. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non- standard Clause and replaced with the Scottish Standard Clauses.

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