



33 Blink O'forth, Prestonpans, East Lothian, EH32 9GA

Three-Bedroom, Mid-Terraced Townhouse, with Gardens & Allocated Parking

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Property Description

Tastefully presented and spacious, three-bedroom, mid-terrace townhouse, over three levels, with gardens and an allocated parking space. Set adjacent to the shared green, in a highly popular residential development in the East Lothian town of Prestonpans.

Comprises ground and first-floor halls, a living/dining room, a kitchen, two double bedrooms, a single bedroom, a family bathroom, an en-suite, and a ground-floor WC.

Highlights include a modern fitted kitchen and bathroom suites, and quality flooring for the hall and lounge. In addition, there is gas central heating, double glazing, and excellent integrated storage provision.

There is low-maintenance landscaping to the front, whilst the enclosed rear garden includes two sheds, a patio and a raised deck.

The residential car park is to the rear, with an allocated parking space, as well as unrestricted visitors' bays, on-street parking, landscaped grounds and a children's playground.

A welcoming entrance hall sets the tone for the home, providing access to the ground floor accommodation, a convenient WC, and the staircase to the upper levels. Positioned to the rear, the spacious living room features quality flooring flowing through from the hall, a stylish feature fireplace, a built-in storage cupboard, a TV point, and patio doors opening directly onto the garden. To the front, the well-appointed kitchen offers modern units, wood-effect worktops, tiled splashbacks, a sink with drainer, and a full range of integrated appliances including a gas hob, oven, dishwasher, and fridge/freezer.

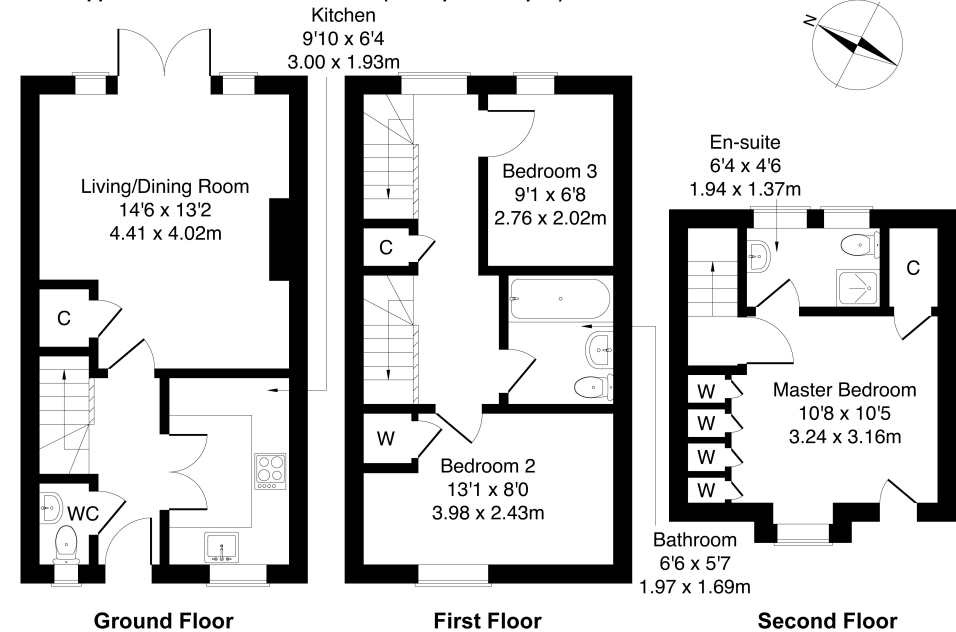
The first floor hosts two bedrooms: bedroom two at the front, finished with neutral décor, carpeted flooring, and a built-in wardrobe; and bedroom three to the rear, ideal as a guest room or a versatile home office. A contemporary family bathroom completes this level, fitted with a modern three-piece suite, shower over the bath, and tiled splash walls.

The entire second floor is dedicated to an impressive master suite, beautifully presented with spotlights, carpeting, extensive integrated storage, and a sleek en-suite shower room featuring a rainfall showerhead.



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Approximate Gross Internal Area: (850 sq ft - 79 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Prestonpans is a delightful coastal town situated about 11 miles from Edinburgh, offering convenient local amenities such as a Co-op supermarket, Lidl, banking, a Post Office, a library, and a community sports centre in both Prestonpans and its neighbouring towns, Cockenzie and Port Seton. The area boasts miles of sandy East Lothian

beaches and several golf courses, with easy access to the A1 for quick commutes to Edinburgh city centre, the Borders, or northern England. Public transport is well-served, including Prestonpans railway station, and local schools are available in both Prestonpans and Cockenzie.





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