



12 Greendykes Way,
Blindwells, Prestonpans, East Lothian, EH32 9GT



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This beautifully presented four-bedroom detached family home offers spacious and versatile accommodation, ideally suited to modern family living.

The ground floor features a welcoming lounge, a separate family room providing additional living space, and a stylish modern dining kitchen with French doors opening onto the rear garden, creating the perfect space for both everyday living and entertaining. The oven, hob, hood, dishwasher and fridge/freezer shall remain. A practical utility room and convenient downstairs WC complete the ground floor accommodation.

Upstairs, the property boasts four well-proportioned bedrooms, including a generous principal bedroom with en suite shower room. The remaining bedrooms are served by a contemporary family bathroom.

Externally, the property benefits from attractive front and rear gardens, providing ample outdoor space for relaxation and family activities. A driveway offers off-street parking and there is a single garage to the rear.

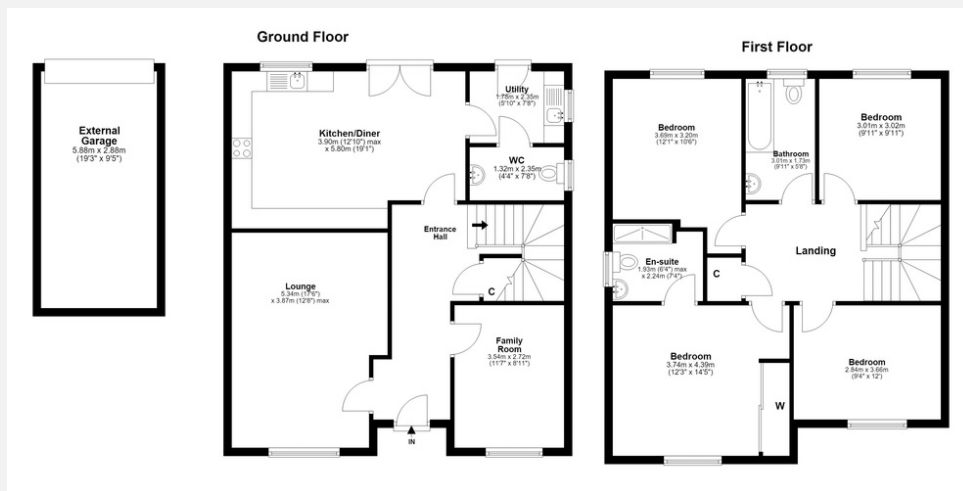
This impressive home combines generous living space, modern fittings and excellent outdoor facilities, making it an ideal choice for growing families.

There will be a factoring arrangement in place for the upkeep of common areas in the development, it is believed this will be via Ross and Liddell at a cost of around £390 a year.

Area Description

The small town of Prestonpans is a thriving community with much to offer house-hunters. With excellent local schools and good transport links into Edinburgh and beyond (the town has its own railway station), the town is an excellent choice for families. The town's vibrant community spirit is best encapsulated by the Three Harbours Festival, an annual event involving Prestonpans, Cockenzie and Port Seton where art is shown in a variety of unusual places. The town also has a mural trail to explore. Neighbouring Musselburgh has further amenities just a short journey away and there are large retail parks within easy access.





Accommodation

Lounge:	5.33m x 3.86m (17'6" x 12'8")
Family Room:	3.53m x 2.72m (11'7" x 8'11")
Dining Room:	5.82m x 3.9m (19'1" x 12'10")
Utility Room:	2.34m x 1.78m (7'8" x 5'10")
WC:	2.34m x 1.32m (7'8" x 4'4")
Bedroom 1:	4.4m x 3.73m (14'5" x 12'3")
En suite shower room:	2.24m x 1.93m (7'4" x 6'4")
Bedroom 2:	3.68m x 3.2m (12'1" x 10'6")
Bedroom 3:	3.66m x 2.84m (12'1" x 9'4")
Bedroom 4:	3.02m x 3.02m (9'11" x 9'11")
Bathroom:	3.02m x 1.73m (9'11" x 5'8")
Garage:	5.87m x 2.87m (19'3" x 9'5")

Note

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. **Made with Metropix copyright 2011.**

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