



34 Gamet Avenue, Blindwells, Prestonpans, East Lothian, EH32 9SS

Tastefully Presented Three-Bedroom, Detached Home, with Gardens, a Garage and a Driveway

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Property Description

Light and tastefully presented three-bedroom, detached family home, with gardens, an integrated garage and a driveway. Located in the new flagship residential new-town of Blindwells, in East Lothian.

Comprises an entrance hall, living room, dining/kitchen, three flexible bedrooms, an en-suite, a family bathroom and a ground-floor WC.

With a high-end and spacious garden-office adding a further public room, continuous luxury flooring for the ground floor, and a stylish fitted kitchen. Additionally, there is gas central heating, solar panels, double glazing, security lighting to the rear and good storage provision including a loft and the powered garage.

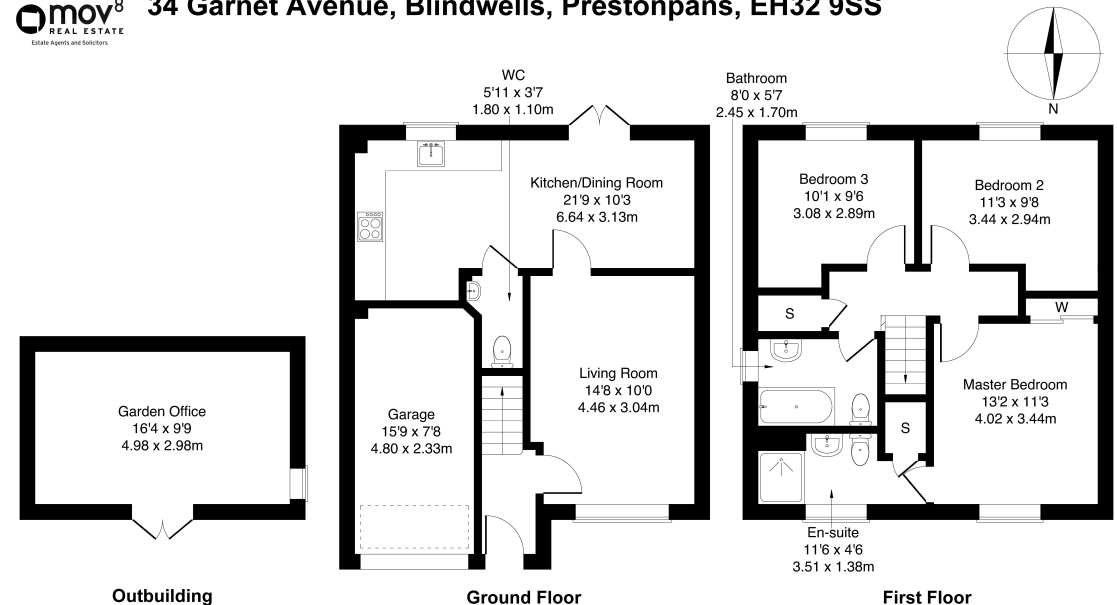
There is a mono-blocked double driveway to the front with an EV point; whilst a south-facing enclosed rear garden includes a lawn and patio.

An entrance welcomes you into the property and leads through to the living room, which is finished with contemporary flooring throughout. The space has been decorated in light, neutral tones, creating a bright and versatile living environment. The kitchen and dining area continue the same matching flooring from the living room, with the dining space providing direct access to the garden, making this an ideal area for entertaining guests. The garden further benefits from a garden office, offering additional versatile space that could be used for working from home, hobbies or entertaining. The kitchen has been finished to a modern standard, featuring contemporary worktops with matching upstands, a stainless steel sink with drainer, as well as an integrated oven and gas hob with canopy above. The freestanding appliances may also be available by separate negotiation.

Just off the main living accommodation is a convenient WC, ideal for everyday use and when entertaining guests. Carpeted stairs lead to the first floor, providing access to bedrooms one, two and three. The carpeted hallway leads through to each bedroom, creating a warm and comfortable feel throughout. The master bedroom further benefits from a built-in wardrobe, providing useful additional storage, and is finished in light and tasteful décor. Completing the property is the family bathroom, which comprises a three-piece suite including a shower over the bath.



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

Area Description

Blindwells is a picturesque and well-connected town in East Lothian, offering the perfect blend of rural charm and modern convenience. Nestled among rolling countryside and just a short drive from the A1, Blindwells provides easy access to Edinburgh and the surrounding areas, making it ideal for commuters and families alike. This exciting new town boasts a strong sense of community, with a newly opened primary school and nursery located on-site, while residents have access to a selection of everyday amenities in nearby Tranent and Prestonpans, including supermarkets, healthcare facilities and leisure options. A new town centre is also planned for Blindwells, which will bring a range of shops

and services closer to home as the town continues to grow. Prestonpans Train Station is easily walkable, providing direct rail links to Edinburgh Waverley. For recreation, residents enjoy scenic walking and cycling routes, golf courses, and close proximity to East Lothian's renowned coastline with its sandy beaches and nature reserves. Whether you're seeking a peaceful countryside lifestyle or a well-connected base with access to the city, Blindwells offers a unique opportunity to enjoy the best of both worlds—a thriving new community with excellent amenities nearby and exciting plans for the future.





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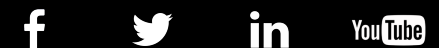
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