



12 Hoprig Place,
Blindwells, Prestonpans, East Lothian, EH32 9TA

CALL US ON 0131 447 4747

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For price and viewing information please visit gillespiemacandrew.co.uk/properties or call 0131 447 4747

- Entrance into an open-plan dining kitchen with appliances.
- Cloakroom/WC.
- Attractive, well-proportioned living room with an understairs storage cupboard.
- Patio doors opening onto the enclosed rear garden.
- Upper landing with access to the floored attic via a Ramsay ladder.
- Good sized double bedroom with built-in mirrored wardrobes.
- Further double bedroom with fitted storage.
- Contemporary fitted bathroom with shower.
- Excellent open outlook to the front.
- Gas central heating.
- Double-glazed windows.
- Solar panels.
- Private front garden area.
- Enclosed private rear garden.
- Allocated parking space.
- Electric vehicle charging point in the rear garden.



GENERAL DESCRIPTION

An attractive end-terraced house situated within a sought-after modern development in the new town of Blindwells, on the outskirts of Prestonpans in East Lothian. With easy access to the A1 and Edinburgh City Bypass, the property is ideally located for commuting south or into Edinburgh. Well suited to a first-time buyer or young couple.

FACTORING NOTE:
The development is factored by Speirs Gumley at an approximate charge of £170 per annum.

LOCATION

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.

COUNCIL TAX BAND	D.
TRAIN STATION	APPROXIMATELY 1.5 MILES TO PRESTONPANS TRAIN STATION.
AIRPORT	APPROXIMATELY 20.7 MILES TO EDINBURGH AIRPORT.
BUSES	WITHIN 400 METRES.

EXTRAS: ALL FITTED CARPETS AND FLOOR COVERINGS, LIGHT FITTINGS, CURTAINS, POLES AND WINDOW BLINDS, KITCHEN APPLIANCES TO INCLUDE THE INTEGRATED HOB, OVEN, COOKER HOOD. THE FREESTANDING FRIDGE/FREEZER, AUTOMATIC WASHING MACHINE AND SOFA IN THE LIVING ROOM MAY BE AVAILABLE THROUGH NEGOTIATION.



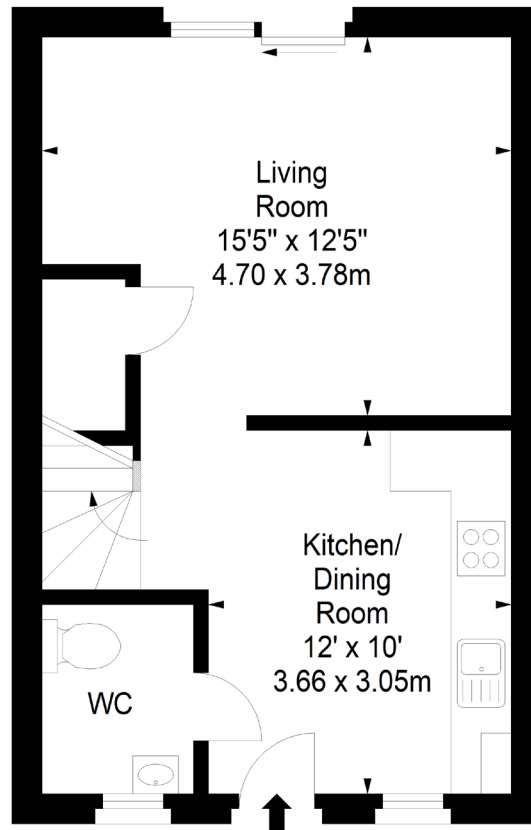
Hoprig Place,
Blindwells,
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East Lothian, EH32 9TA



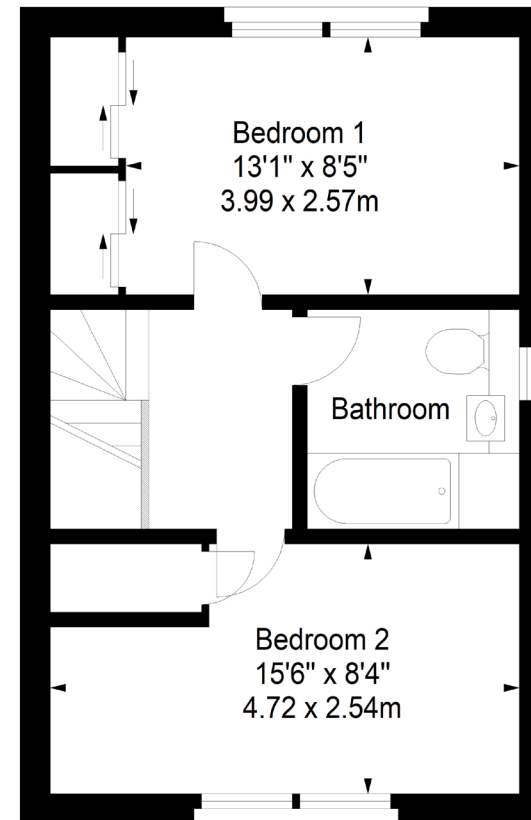
Approx. Gross Internal Area
776 Sq Ft - 72.09 Sq M
For identification only. Not to scale.
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ENERGY PERFORMANCE
CERTIFICATE RATING B



Ground Floor



First Floor

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T: 0131 447 4747

WEBSITE: GILLESPIEMACANDREW.CO.UK/PROPERTIES

Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.