

31 Newtonlaw Rise
PRESTONPANS | EH32 9GU

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Beautifully tucked away in a quiet cul-de-sac on the sought after Blindwells development is this immaculately presented detached villa with fully enclosed south-facing garden, detached garage and drive. Boasting a stylish and high spec finish throughout the interior, the property offers spacious and flexible living space. Superb local amenities, transport links and schooling are all within easy reach, as are scenic coastal and countryside walks.

Ideal for families looking to spread out within a true walk-in condition interior, viewing of this property is highly recommended.

Living space

- Comfortable living room, ideal for relaxation
- Open plan kitchen/dining room - the hub of the home - featuring on-trend grey Shaker units, a full range of integral appliances and French doors leading out to the garden
- Utility room
- Principal double bedroom with mirrored wardrobe
- En-suite with large cubicle/mixer shower and lit display shelving
- Three further double bedrooms upstairs
- Bedroom 5/home office at ground level
- Family bathroom
- Downstairs WC

Features

- Gas central heating
- Double glazing
- Great storage space including loft

Outdoors

- Fully enclosed and double fenced rear garden with a sunny south-facing aspect to the lawn and patio
- Long driveway
- Detached garage to rear with light and power.

Energy Rating B. Council Tax E.
Factor Ross & Liddell approximately £81 per annum and a £25 deposit.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



All fixtures, fittings, integrated kitchen appliances, blinds and light fittings will be included in the sale. The dining table and chair are available upon buyers request.

The popular and historic East Lothian coastal town of Prestonpans is located within convenient commuting distance of Edinburgh. The property enjoys an enviable location yet is within easy reach of the excellent amenities Prestonpans and nearby Port Seton have to offer, including a variety of shops, take-aways and a Lidl supermarket. For a more comprehensive range of amenities, Musselburgh is just a little further afield, and Fort Kinnaird Retail Park is only a short drive away, hosting several clothing shops, restaurants, and entertainment facilities. Schooling is well represented from nursery to senior level, while leisure activities include coastal walks, and there are sports facilities at the Meadowmill Sports Centre. The property is close to an efficient public transport network, including direct buses and trains to Edinburgh and North Berwick. The city bypass and A1 are also within easy reach for commuting further afield.



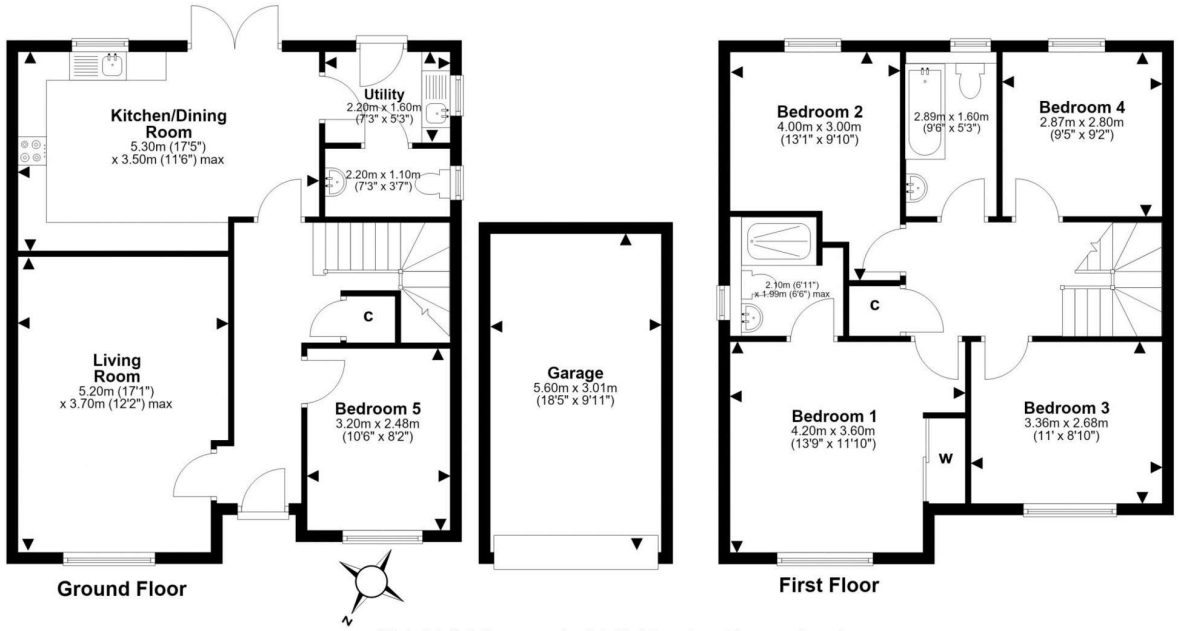












This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.

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