










Offers Over
£275,000

25 Blink O'Forth

Prestonpans | East Lothian | EH32 9GA

This impressive end terraced townhouse offers fantastic family sized accommodation over three levels and benefits from a south facing and fully enclosed rear garden, driveway, and integral garage. The property enjoys a quiet cul de sac setting within a modern development in the popular town of Prestonpans, close to the A1, the City Bypass, and the Train Station.

-  4 Bedrooms
-  1 Public Room
-  2 Bathrooms
-  Garage and Driveway
-  Front and Rear Gardens
-  EPC Rating – C
-  Council Tax Band - E



Description

The beautifully presented accommodation comprises; ground floor: welcoming entrance hallway with built in storage cupboards, door to garage, and WC off, double bedroom with patio doors to garden, and useful utility room with upper and lower units, sink, and door to garden. First floor: spacious and bright reception room with Juliet balcony, and dining kitchen with stylish range of units incorporating integrated appliances. Second floor: upper landing with storage cupboard and hatch to attic, generously proportioned principal bedroom with built in wardrobes and large modern en-suite shower, two further bedrooms, and family bathroom with contemporary three piece suite. Further benefits include gas central heating and double glazing.



Extras

All fitted floor coverings will be included in the sale together with the integrated appliances in the kitchen. The washing machine in the utility room and garden hut will also be included.

Gardens, Garage & Driveway

The fully enclosed rear garden is easily maintained and south facing, offering the perfect haven for children to play or for outside dining/entertaining. A driveway can be found to the front leading to the integral garage with it's up and over door, light, and power. Further visitor and residents parking can be found within the development.

Viewing

By appointment through Neilsons 0131 625 2222.





Location

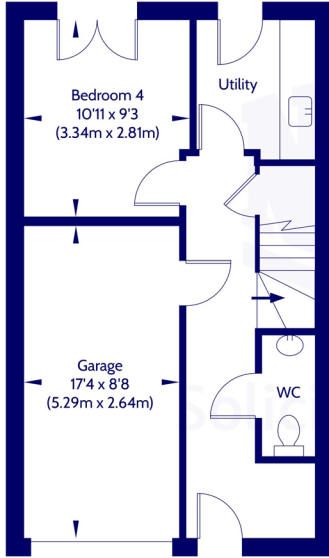
Blink O Forth forms part of an established modern development within the small coastal town of Prestonpans, which lies approximately 10 miles from Edinburgh. The property is well positioned on the fringes of the town with easy access to the A1 linking surrounding towns and villages together with Edinburgh. The City Bypass is also easily accessible which opens to Scotland's main motorway network system. Frequent bus services literally pass the property providing ideal access to Edinburgh's city centre and surrounding areas and there is a railway station at Prestonpans offering an alternative choice of transport. Excellent local day to day amenities are on hand include a Scotmid & Lidl supermarkets. Nearby Musselburgh provides a good choice of sporting and recreational facilities including two sporting facilities, one of which has a swimming pool, two golf courses and the famous racecourse. There is also a Sports Centre and Swimming Pool in Prestonpans. Prestonpans offers schooling from nursery to senior level and many beautiful coastal walk/cycle paths.



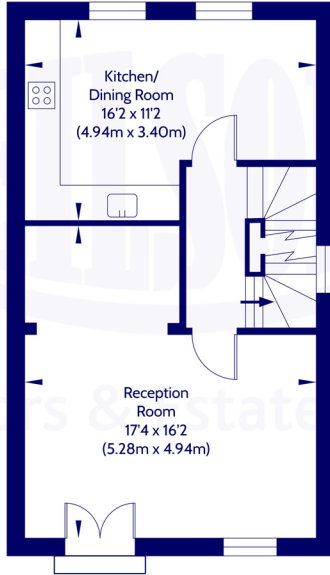
Approx. Internal Area 116 Sq M / 1248 Sq Ft.

Not to scale. For identification only.

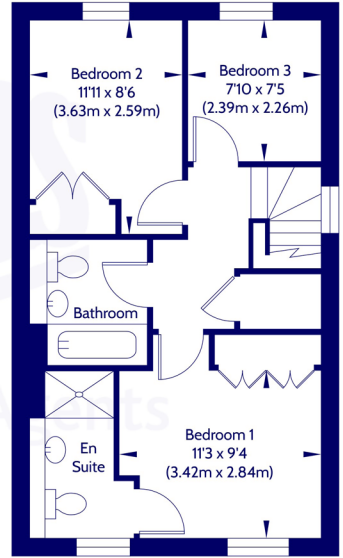
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Ground Floor



First Floor



Second Floor

Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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