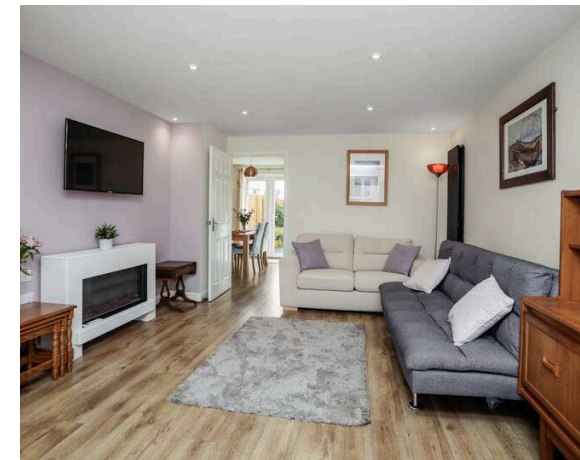




88 Blink O'Forth, Prestonpans, East Lothian, EH32 9GA

www.mcdougallmcqueen.co.uk



Welcome to 88 Blink O'Forth, Prestonpans, a superb opportunity to purchase a rarely available property style in this modern residential development. McDougall McQueen are delighted to offer to the market this spacious and bright three-bedroom end terraced townhouse. The property benefits from double glazing, gas central heating, allocated parking space, visitor parking, and garden grounds to the front and rear, it is ideal for professional couples and young families alike. The popular East Lothian town of Prestonpans is ideally placed for the commute to Edinburgh and beyond being close to the A1 and having its own train station. Viewing is by appointment and should be made at your earliest convenience.

- Ground floor WC
- Spacious living room with front facing bay style window, feature electric and fire and fire surround, and designer radiator
- Dining room with French doors to the rear and designer radiator
- Modern fitted kitchen with a range of base and wall units, gas hob, double oven, extractor, integrated fridge freezer, and integrated dishwasher
- First floor landing with store cupboard and dual aspect windows
- Family bathroom with three-piece white suite, bath with shower attachment, wc, sink, and wall mounted vanity unit
- Bedroom two with twin rear facing windows and built-in wardrobes
- Bedroom three with front facing window
- Top floor principle double bedroom with Dormer style window to the front and built-in wardrobes
- En-suite shower room with Velux window to the rear
- Double glazing and gas central heating
- Private garden grounds to the front and rear, ideal for outside entertaining
- Allocated parking space and additional visitor parking



Location

Situated on the breath-taking East Lothian coast is Prestonpans, it links with neighbouring villages along the scenic east coast where many pleasant walks, cycle routes, and sandy beaches can be enjoyed. The town offers a good range of local shopping facilities as well as banking/post office services, a health centre and dental surgery. A range of leisure facilities in the vicinity include a range of golf courses, and the Mercat Gait Centre with gym, dance studio and swimming pool. A more comprehensive range of shopping and recreational facilities are available only a short drive away in nearby Musselburgh with an extensive range of shopping outlets at Ford Kinnaird Retail Park. With a regular public transport service in operation, easy access to the A1 linking with major motorway networks, Edinburgh city by-pass, and with a local rail link in Prestonpans and Wallyford making this an ideal base for the commuter.

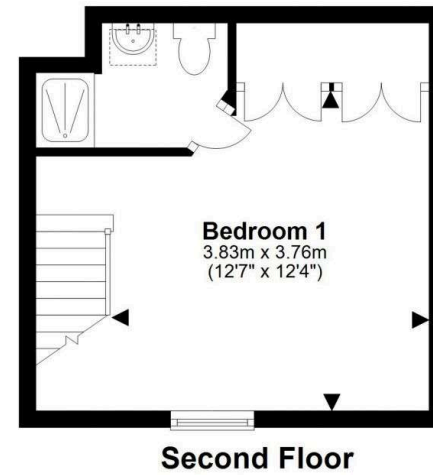
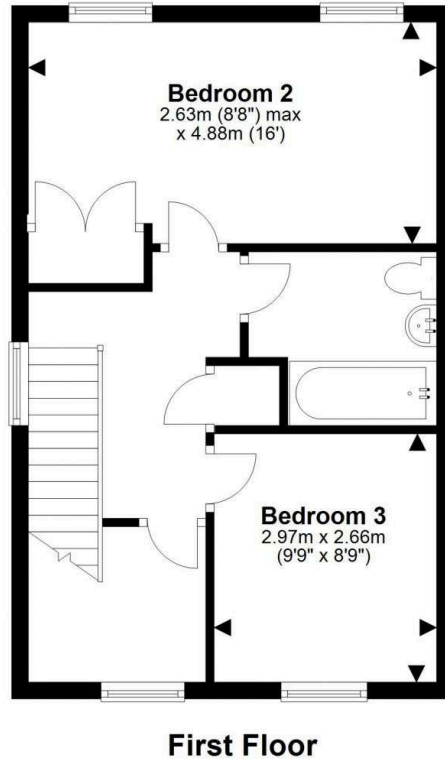
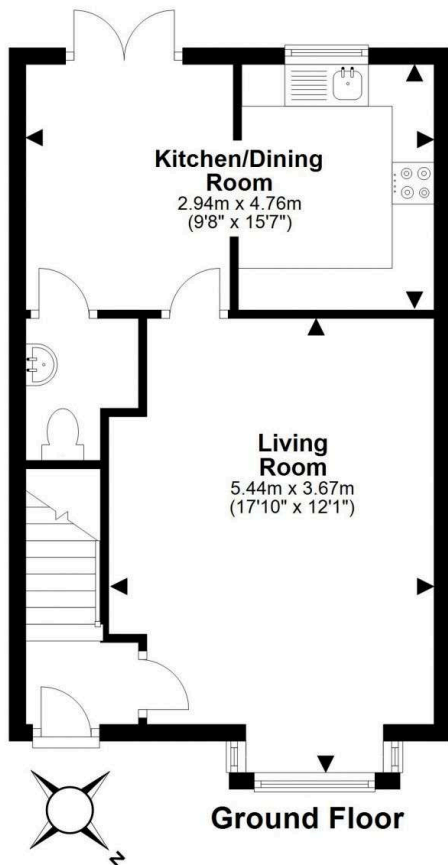
Extras

All floor coverings, light fittings, blinds where fitted, and all integrated appliances. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller.

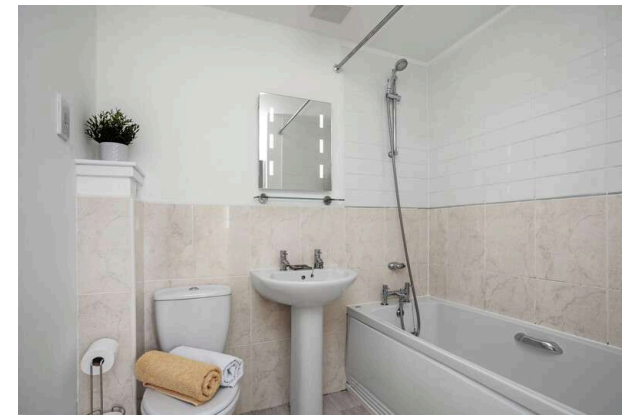
Price & Viewing

For price and viewing information or further details on this property please contact agent

EPC Band - C



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



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Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.

