





Welcome

Welcome to 72 Blink O Forth! Fabulous, spacious and well presented extended four bedroom detached villa with garden room. Quietly positioned in a cul-de-sac within a popular established development making a perfect home for any family. The property briefly comprises :

- Welcoming bright entrance with downstairs wc and storage.
- Lounge situated to the front of the property.
- Exceptionally spacious modern kitchen with a twin patio doors giving access to the garden. Excellent range of units set off nicely by metro tiling around the wooden worktop. Ample space for dining room table and chairs. Integrated
- Leading from the kitchen is a family room with doors to a decked area within the garden.
- Garden room which is currently utilised as a bar but would also make an ideal home office or gym.
- On the upper level is the principal bedroom with separate dressing area and en-suite shower-room with window.
- Three further double bedrooms all of generous proportions, each with storage.
- Family bathroom comprising bath, separate shower cubicle, wc, wash hand basin and window.
- There is a garden area to the front and a secure rear garden with paving, grassed and decked areas, making a secure area for any children or pets.
- The property is turn key condition with modern decor throughout and benefits from gas central heating and double glazing.
- Ample on street parking is available.







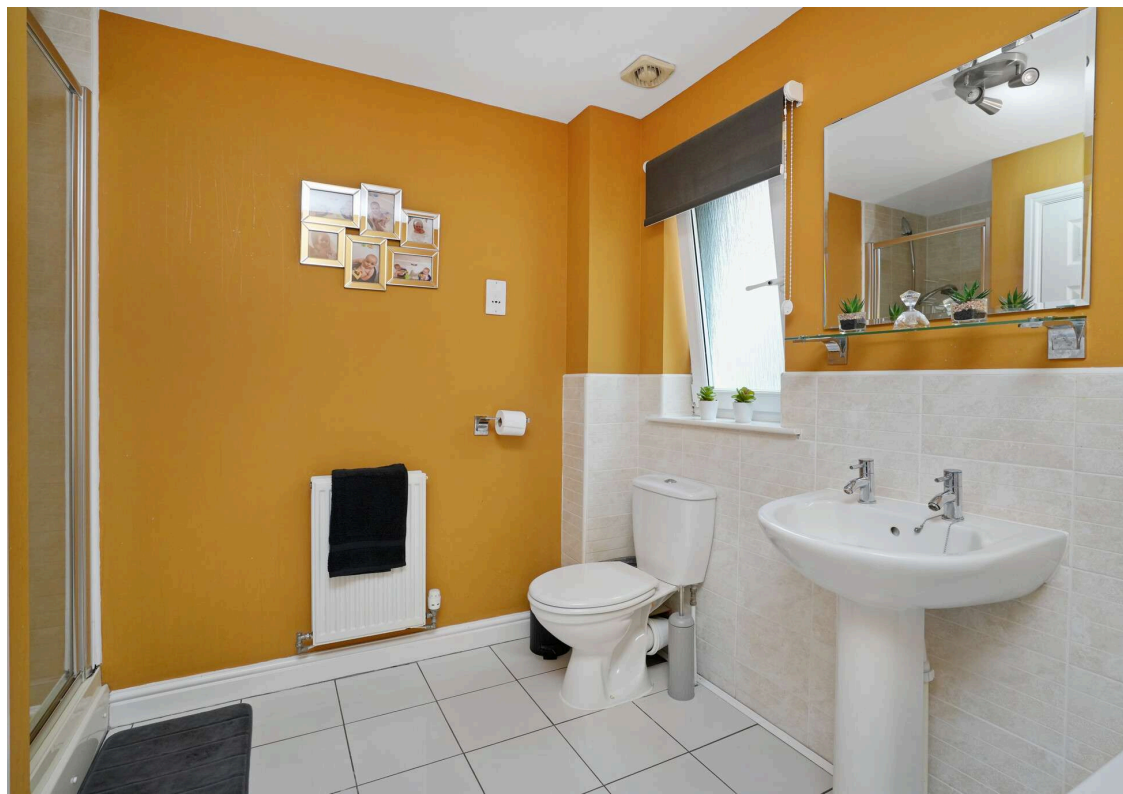
Prestonpans

The property is located in the popular East Lothian coastal town of Prestonpans, which is well within commuting distance of Edinburgh. The property enjoys a prime location, yet is within easy reach of the excellent amenities Prestonpans and nearby Port Seton have to offer. For a more comprehensive range of amenities, Musselburgh is just a little further afield. Schooling is well represented from nursery to senior level. The property is close to an efficient public transport network, which operates throughout the town, throughout East Lothian and to Edinburgh. The city bypass and main motorway networks are also within easy reach. For those seeking an alternative method of transport Prestonpans has its own railway station.

Extras

Included in the sale are all light fittings, washing machine, curtain poles and blinds. Bedroom furniture in Bedroom 2 can be by separate negotiation.





Get in touch

 mcdougallmcqueen.co.uk

 property@mcdougallmcqueen.co.uk

 0131 240 3818

Property Hub:

25-27 High Street, Dalkeith
EH22 1JB

Bruntsfield Office:

103-105 Bruntsfield Place,
Edinburgh EH10 4EQ



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 systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



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.