



50 BLINK O'FORTH

PRESTONPANS, EAST LoTHIAN
EH32 9GA



2 BED



1 BATH

Located in a sought-after modern development in popular Prestonpans, this immaculately-presented two-bedroom main-door upper villa is in a true move-in condition and benefits from fresh, neutral décor throughout plus a private garden and private residents' parking.



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THE PROPERTY

- Presenting an excellent opportunity for first-time buyers, commuting professionals and rental investors alike, this two-bedroom main-door upper villa has recently been redecorated throughout and enjoys a fantastic location; just a stone's throw from the train station, the bustling high street and the scenic East Lothian coastline.
- Benefiting from its own front door, you are welcomed into the property by a ground-floor entrance hallway with a recess that is perfect for coats and shoes. From here, a carpeted staircase leads to an upper hallway with storage.
- To the right of the hall lies a southerly-facing living and dining room. Enjoying tasteful, neutral décor enhanced by plush carpeting, this wonderful reception area offers excellent scope for relaxation and dining furniture.
- Across the hall, the generously-proportioned double-aspect dining kitchen is fitted with an excellent range of beech-effect wall and base cabinets framed by spacious worktops and neutral splashback tiling. It has been designed to incorporate an integrated electric double oven, a gas hob paired with a gleaming extractor hood, a fridge freezer and a dishwasher. Ample space is provided for a large table and chairs for seated dining and entertaining.
- The appealing villa houses two spacious double bedrooms. Both bedrooms enjoy the same tasteful décor as the rest of the property, and the larger bedroom benefits from an enviable south-facing aspect and accommodates an excellent built-in wardrobe.
- Completing the accommodation on offer is an immaculate bathroom, comprising a shower-over-bath with a glazed screen, a pedestal basin and a WC.
- Gas central heating and double glazing throughout ensure optimum comfort and efficiency all year round.
- Externally, the villa enjoys a private front garden incorporating a lawn and a patio.
- Excellent private parking is provided by a residents' car park, with ample visitor's spaces also available.
- Extras: The property is to be sold as seen
- EPC Rating: C



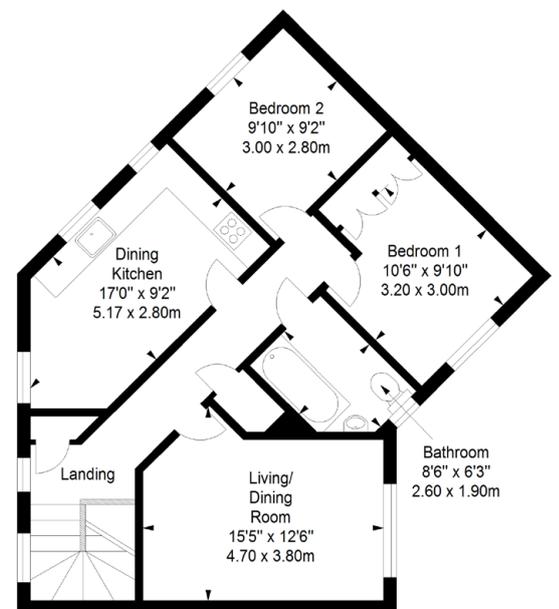
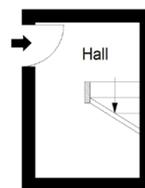
Ground Floor
Approx. 6.0 sq. metres (64.6 sq. feet)

First Floor
Approx. 69.1 sq. metres (743.8 sq. feet)

All appliances are sold as seen and although we believe them to be in working order, no guarantee can be given in this respect.

LOCATION

Prestonpans offers lovely shore walks, open parks and countryside, all within a 20-minute commute (either by train or car) to the heart of Edinburgh's bustling city centre. The area offers an excellent selection of local amenities, with extensive further shopping and dining at nearby Fort Kinnaird Retail Park. The town has two primary schools and the comprehensive Preston Lodge High School. Fitness and outdoor pursuits can be found at the Mercat Gait Centre, the Royal Musselburgh Golf Course, Preston Athletic Football Club, Preston Lodge Rugby Club, Preston Village Cricket Club, Preston Lodge Ladies Hockey Club and the East Lothian Indoor Bowling Club, all on your doorstep.



Total area: approx. 75.1 sq. metres (808.4 sq. feet)

HOUSE SALES

If you have a house to sell, we provide free pre-sales advice, including valuation. We will visit your home and discuss in detail all aspects of selling and buying, including costs and marketing strategy, and will explain GSB Properties' comprehensive services.

1. While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.

2. Interested parties are advised to note interest through their solicitor as soon as possible in order to be kept informed should a Closing Date be set. The seller will not be bound to accept the highest or any offer.