



42 Hoprig Avenue, Blindwells, EH32 9GY  
Fixed Price £233,000







42 Hoprig Avenue is a modern two-bedroom mid-terraced new-build home by Ogilvie Homes, located within the popular Blindwells development.

The property offers bright, contemporary living and benefits from an allocated parking space to the rear.

The private rear garden also features an electric vehicle charging point for the owner's exclusive use.

The ground floor opens into a stylish and well-proportioned open-plan kitchen and living area, thoughtfully designed for modern lifestyles.

Sliding French doors allow an abundance of natural light to fill the living space and provide direct access to the rear garden, creating a seamless connection between indoor and outdoor living.

A convenient downstairs WC completes the ground floor accommodation.



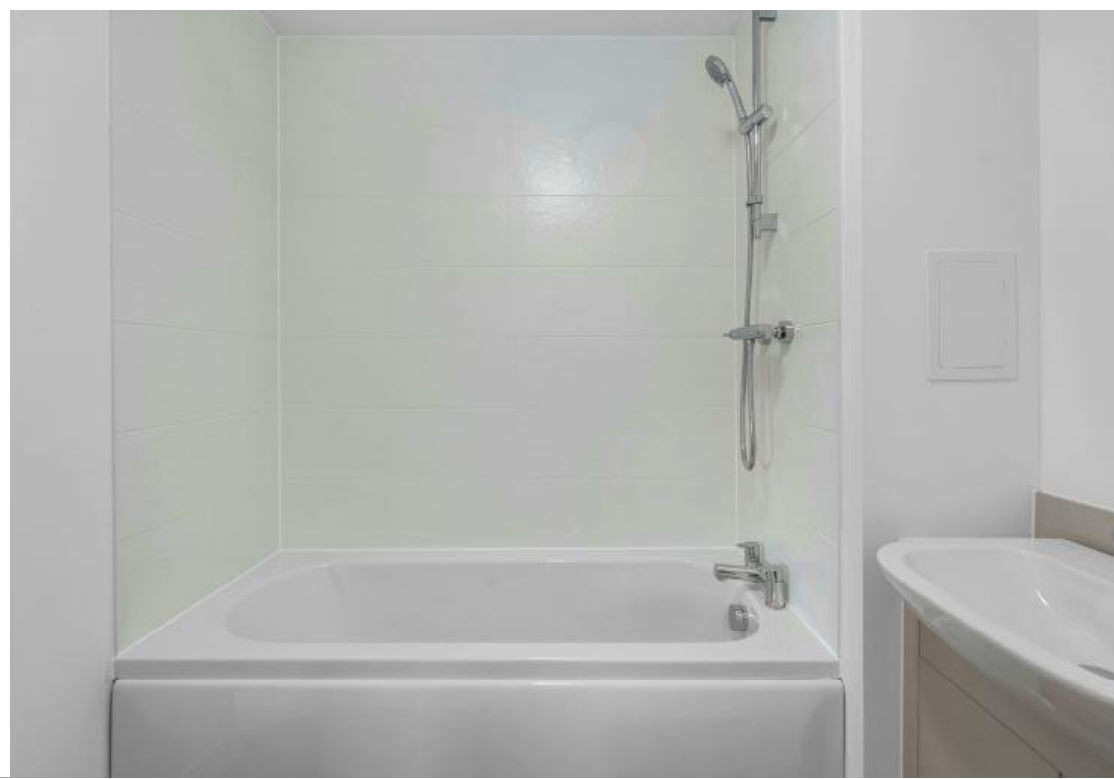




Upstairs, the property offers two generously sized double bedrooms, one of which benefits from mirrored fitted wardrobes, along with a modern and well-appointed family bathroom.

Finished throughout in neutral tones, this attractive home is ideal for first-time buyers, downsizers, or anyone seeking a stylish, low-maintenance property within a growing and well-connected community.





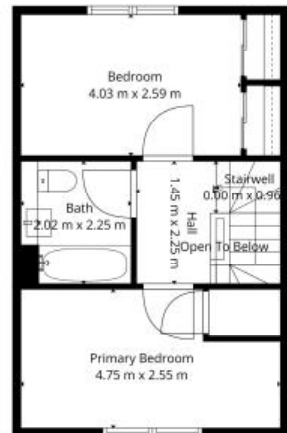




**42 Hoprig Place  
Blindwells, EH32 9TA**

Approx Gross Internal Area:  
742 Sq Ft (69 Sq M)

For identification purpose only. Not to scale.  
www.monarch96.com



Blindwells is a modern, master-planned development set on the edge of Prestonpans, designed to create a well-connected and sustainable new community. The development already benefits from a local primary school, with plans in place for a future high school, alongside further community facilities as the area continues to grow. With landscaped green spaces, pedestrian-friendly streets and contemporary homes, Blindwells offers an attractive setting for modern living. Ideally positioned for commuters, it enjoys excellent transport links to Edinburgh and the wider East Lothian area, while nearby Prestonpans provides a range of shops, services and scenic coastal walks.

## Get in touch



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The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor the selling agent, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agent. The Purchaser(s) shall be deemed to acknowledge that he has not entered into contract in reliance on the said statements, that he has satisfied himself as to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the seller or the said agents in relation to or in connection with the property. Any error, omission or mis-statement in any of the said statements shall not entitle the purchaser(s) to rescind or to be discharged from this contract, nor entitle either party to compensation or damages nor in any circumstances to give either party any cause for action.