



5 Hoprig Place, Blindwells, EH32 9TA
Fixed Price £235,000



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5 Hoprig Place is a modern two-bedroom end-terraced new build by Ogilvie, located within the popular Blindwells development.

The property offers bright, contemporary living and benefits from an end plot, providing extra natural light and a sense of privacy, along with an allocated parking space to the rear of the property.

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

The ground floor opens directly into a well-designed open-plan kitchen and living area, creating a practical and sociable space for modern living. Sliding French doors allow plenty of natural light to flood the living area and open directly onto the private rear garden, providing a seamless connection between indoor and outdoor living.

A convenient downstairs WC completes the ground floor accommodation.







Upstairs, the property offers two well-proportioned double bedrooms, one of which benefits from mirrored fitted wardrobes, along with a modern main bathroom.

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







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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Misrepresentations

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.

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

Approx. Gross Internal Area:
710.4 Sq Ft (66 Sq M)

For identification purpose only. Not to scale.
www.square96.com

