



50 Hoprig Avenue, Blindwells, EH32 9GY
Fixed Price £255,000



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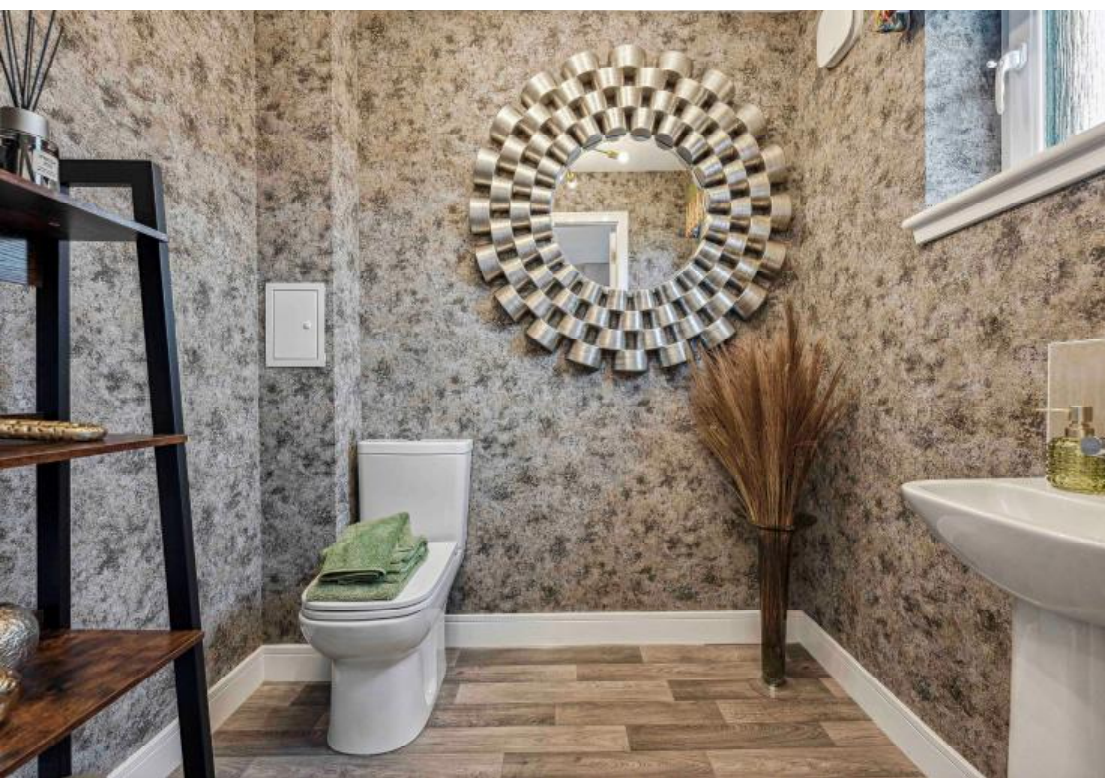
Monarch Legal are delighted to present this brand new two-bedroom Ogilvie Home, available to purchase as the current Douglas Show Home within the highly desirable Blindwells development, with all furniture included in the sale.

Finished to an exacting standard and offered with the show home furniture package included, this outstanding property provides a rare opportunity to secure a completely turnkey home in one of East Lothian's most exciting new communities.

Thoughtfully designed for modern lifestyles, the ground floor centres around a bright and spacious open-plan living, dining and kitchen area, beautifully styled to showcase the flexibility of the space.

Generous glazing enhances the sense of light and connection to the outdoors, with direct access to the rear patio creating an inviting setting for entertaining or everyday living.

A conveniently located WC completes the lower level.





Upstairs, the accommodation continues to impress with two well-proportioned double bedrooms, each presented with the same attention to detail found throughout the home.

A sleek and contemporary family bathroom serves both bedrooms and features modern sanitaryware and stylish finishes, reinforcing the home's refined aesthetic.

Externally, the property enjoys landscaped garden grounds with paved seating areas, ideal for outdoor relaxation.

As expected from an Ogilvie Home, the property also benefits from a range of energy-efficient features including solar panels, high-performance insulation and modern heating systems, delivering both comfort and reduced running costs.

Blindwells offers an appealing blend of green space, planned local amenities and excellent transport connections, providing swift access to Edinburgh, East Lothian's coastline and beyond.

With the added appeal of show home presentation and furniture included, this is a rare and compelling opportunity not to be missed.







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



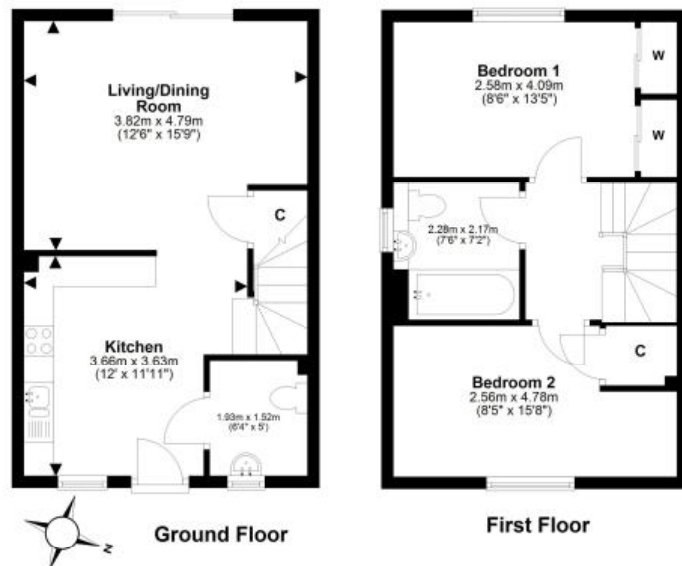
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This plan is for illustrative purposes only and should only be used as such by a prospective purchaser. For details of the internal floor area, please refer to the Home Report.

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.