



GILSON GRAY

LAW • PROPERTY • FINANCE

7 LABURNUM AVENUE

Port Seton, Prestonpans EH32 0UD



Set in a modern development in the coastal village of Port Seton, this three-bedroom semi-detached house comes with light-filled accommodation and tasteful interior décor. The home boasts a generous living room with a westerly aspect, an impressive fully fitted dining kitchen, two double bedrooms with built-in wardrobes and a versatile single bedroom. Completing the accommodation is an ultra-stylish three-piece bathroom with an overhead shower on the first floor and a guest WC on the ground floor. Externally, the property benefits from a fully enclosed rear garden with outdoor seating, a detached summerhouse, and a private paved driveway.

Extras: all fitted floor and window coverings, light fittings and integrated kitchen appliances. No warranties or guarantees shall be provided in relation to any of the services, moveables, and/or appliances included in the price, as these items are to be left in a sold as seen condition.



FEATURES

- Attractive semi-detached house
- Part of a contemporary development
- Situated in the charming village of Port Seton
- Lightly decorated throughout
- Entrance hall with storage and WC
- West-facing living room
- Stylish dining kitchen
- Three bedrooms (two with storage)
- Modern family bathroom
- Decorative front garden
- Well-kept rear garden
- Spacious detached summerhouse
- Private driveway parking







"A LOVELY THREE-BEDROOM
PORT SETON HOME,
ENJOYING TASTEFUL
INTERIORS AND SPACIOUS,
LIGHT-FILLED
ACCOMMODATION."





EPC RATING:



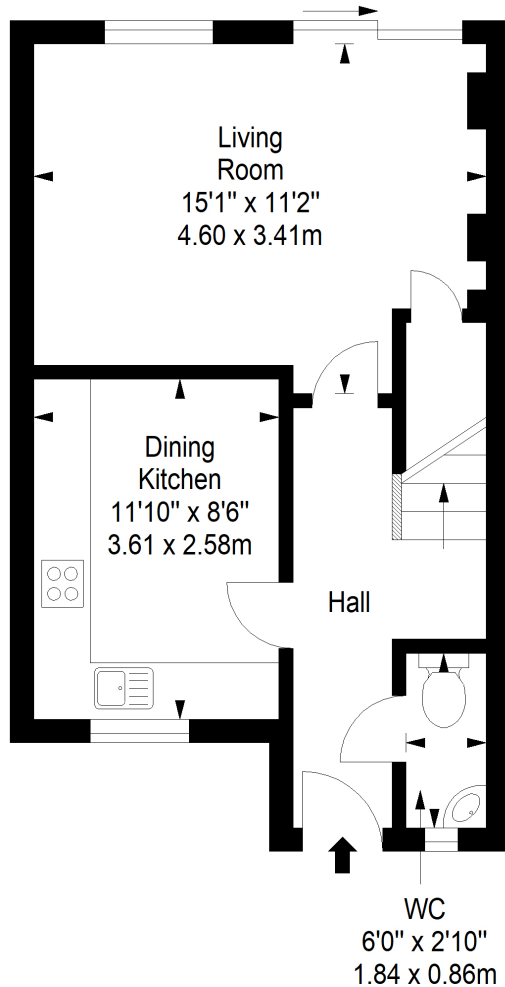
COUNCIL TAX BAND:



VIEWINGS: by appointment with Gilson Gray on 01620 893 481

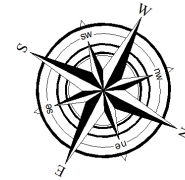
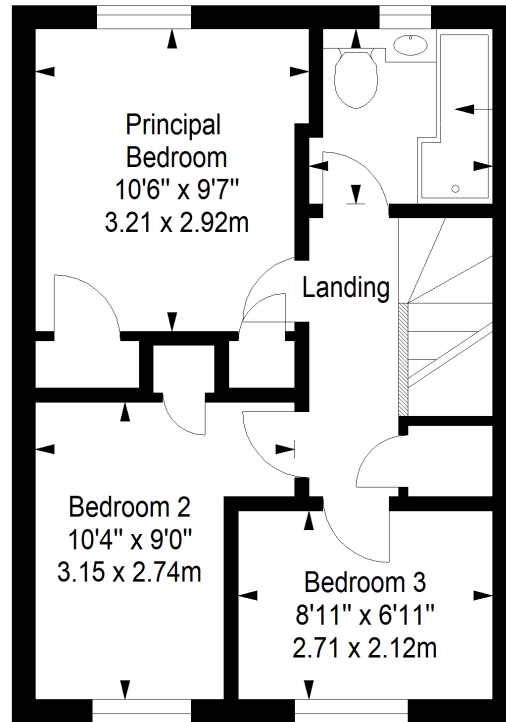
Ground Floor

Approx. 36.7 sq. metres (395.0 sq. feet)



First Floor

Approx. 34.4 sq. metres (370.3 sq. feet)

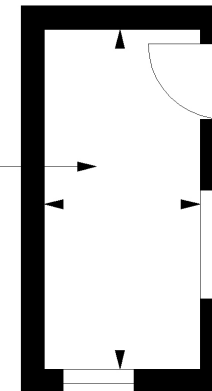


Bathroom
6'6" x 6'1"
1.99 x 1.86m

Summer House

Approx. 5.9 sq. metres (63.5 sq. feet)

Summer House
11'9" x 5'5"
3.59 x 1.65m



Total area: approx. 77.0 sq. metres (828.8 sq. feet)



GILSONGRAY.CO.UK

EDINBURGH

29 Rutland Square
EH1 2BW
0131 516 5366



GLASGOW

160 West George Street
G2 2HQ
0141 530 2021



EAST LOTHIAN

33 Westgate
EH39 4AG
01620 893 481



DUNDEE

2 West Marketgait
DD1 1QN
01382 201 000



BORDERS

01890 880 008



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