



16 ROWANHILL DRIVE

Port Seton, East Lothian, EH32 0SW



3

Public Room



3

Bedrooms



2

Bathrooms



16 ROWANHILL DRIVE

Presented in a move-in condition with stylish, contemporary interiors and tasteful décor, this detached house forms part of an established modern development in the coastal town of Port Seton. The house offers three reception rooms, a kitchen, three bedrooms, an en-suite shower room, an additional shower room, and a separate WC, as well as low-maintenance front and rear gardens, a detached single garage, and a private driveway.

Port Seton and neighbouring Cockenzie are home to excellent amenities, such as shops offering everyday essentials and specialist items, a doctor's surgery, a pharmacy, a primary school, and transport links connecting across the county and further afield, whilst the coast and the countryside are enviably close by. The neighbouring town of Prestonpans offers more extensive amenities and a train station, and Edinburgh is reachable in under 30 minutes by road and 15 minutes by train from Prestonpans.







C
EPC
RATING

E
COUNCIL
TAX BAND

VIEWING
By appointment only
with Gilson Gray on
01620 893 481

Features

- Detached house in Port Seton
- Well-presented, contemporary interiors
- Entrance hall with a WC
- West-facing living room
- Spacious formal dining room
- Versatile sunroom with garden access
- Well-appointed, modern kitchen
- Three bedrooms (one with built-in storage)
- One en-suite shower room
- Separate shower room
- Low-maintenance front and rear gardens
- Detached single garage and private driveway





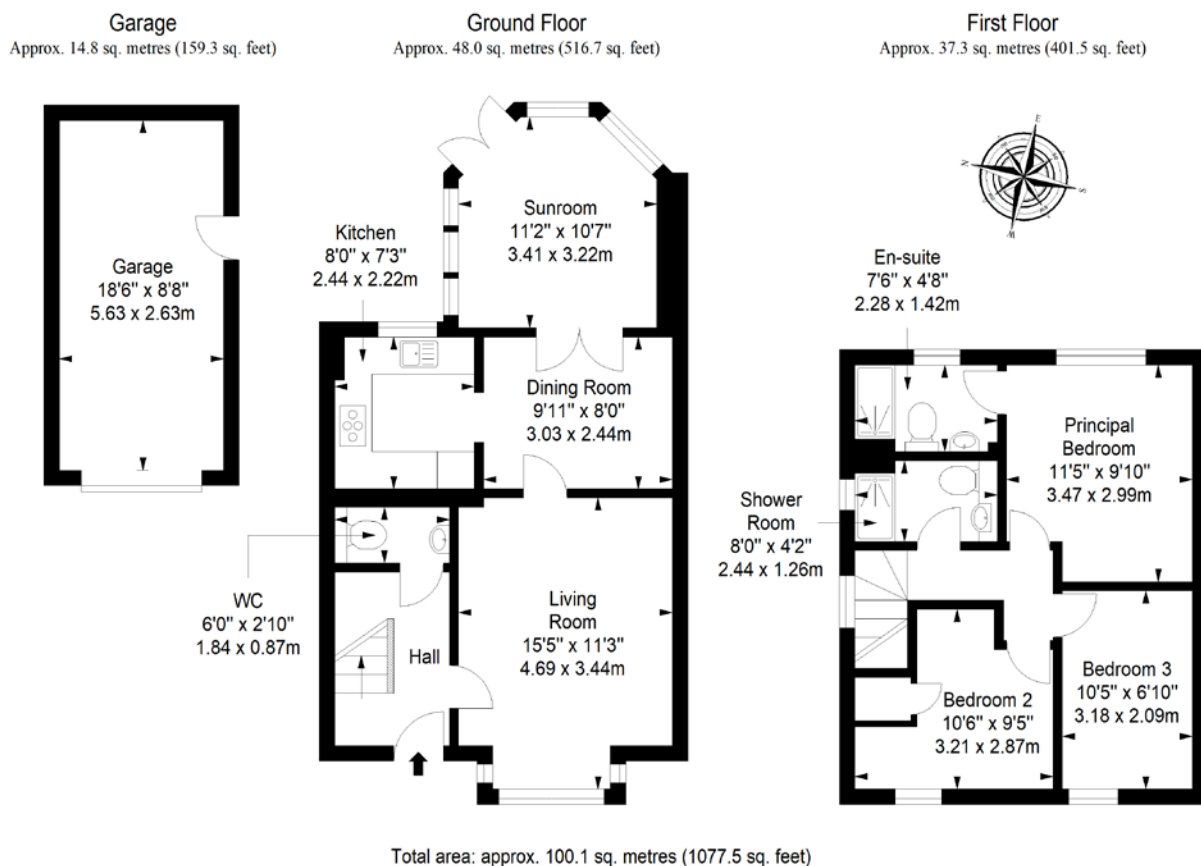
Extras: Integrated kitchen appliances comprising an oven, hob, extractor hood, and fridge/freezer will be included in the sale. Please note, no warranties or guarantees shall be provided for the appliances.

Factor: There is a factoring agreement in place with James Gibb Residential Factors, and the charge for this is around £45 per quarter.



PORT SETON, EAST LoTHIAN

Situated on the breath-taking East Lothian coast is Port Seton, a beautiful and historic harbour town with lovely shore walks, open parks and countryside on the doorstep. With Prestonpans train station close-by, people living here can easily enjoy both the countryside and all the amenities that nearby Edinburgh has to offer. Regular bus services also travel from here to Edinburgh and beyond. The area offers some local amenities, with a larger selection available in neighbouring Prestonpans. For more extensive shopping, nearby Fort Kinnaird Retail Park has a wealth of High Street stores, a multiplex cinema, family-friendly restaurants, and a 24-hour gym. The town has a primary school and the comprehensive Preston Lodge High School is within easy reach. The surrounding area benefits from fitness and outdoor pursuits including The Mercat Gait Centre - a Sports Centre with an Olympic size swimming pool. 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 ensure sport for all the family is well-catered for.



@gilsongrayprop gilson gray property gilson gray property @gilsongrayprop



These particulars were prepared on the basis of our own knowledge of the local area and, in respect of the property itself, information supplied to us by our clients; all reasonable steps were taken at the time of preparing these particulars to ensure that all details contained in them were accurate. All statements contained in the particulars are for information only and all parties should not rely upon them as statements or representations of fact. In particular, (a) descriptions, measurements and dimensions, which may be quoted in these particulars are approximate only and (b) all references to conditions, planning permission, services, usage, constructions, fixtures and fittings and movable items contained in the property are for guidance only. Our clients may instruct us to set a closing date for offers at short notice and therefore if you wish to pursue interest in this property, you should immediately instruct your solicitor to note interest with us. Our clients reserve the right to conclude a bargain for the sale of the above subjects or any part thereof ahead of a notified closing date and will not be obliged to accept either the highest or indeed any offer for the above subjects or any part thereof. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order.