



# 40 LABURNUM AVENUE

Port Seton, East Lothian, EH32 0UD



2

Public Room



3

Bedrooms



2

Bathroom



# 40 LABURNUM AVENUE

Situated in Port Seton, tucked in a cul-de-sac within an established modern development, this semi-detached house will appeal to a wide demographic with two reception rooms, a spacious dining kitchen, three bedrooms, an en-suite shower room, and a separate shower room, plus a separate WC, all presented with neutral décor. Externally, the house is accompanied by a beautifully maintained, south-facing garden, an attached single garage, and a private driveway.

Port Seton and adjoining Cockenzie are home to excellent amenities such as shops, other everyday essential services including a medical practice, community centre, sports and fitness clubs and classes, a primary school (with secondary schooling provided in nearby Prestonpans and independent options available within easy reach), transport links, and open spaces, including the beach.







**C**  
EPC  
RATING

**E**  
COUNCIL  
TAX BAND

**VIEWING**  
By appointment only  
with Gilson Gray on  
**01620 893 481**

## Features

- Semi-detached house in Port Seton
- Hallway with two-piece WC
- Living room with fireplace
- Spacious dining kitchen
- Versatile, south-facing conservatory with garden access
- Three double bedrooms (two with built-in wardrobes)
- One en-suite shower room
- Separate shower room
- South-facing rear garden with summerhouse and shed
- Attached single garage and private driveway





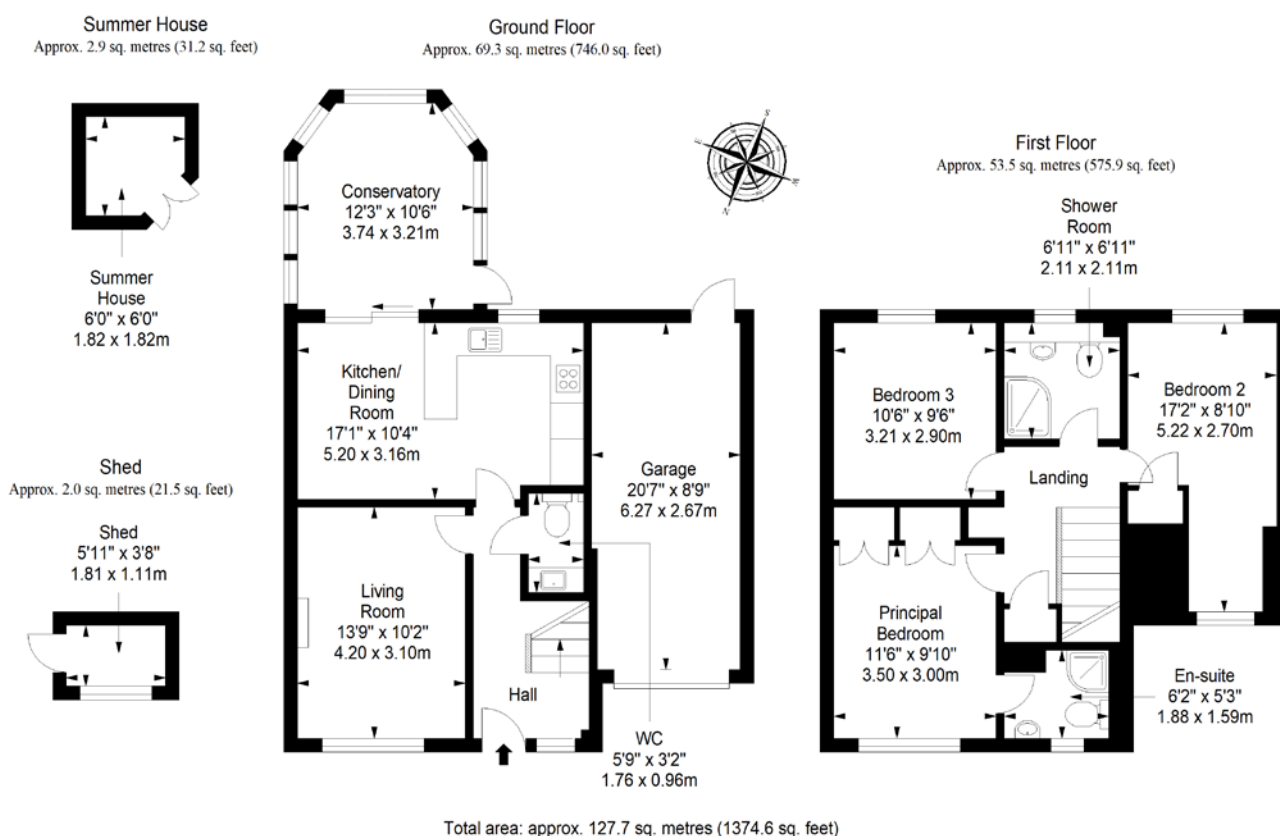
Extras: Integrated appliances comprising a double oven, hob, and extractor hood will be included in the sale. Please note, no warranties or guarantees shall be provided for the appliances.

Factor: The factoring agreement is held with James Gibb Residential Factors, at a monthly cost of around £12.



# PORT SETON

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.



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