



19 ROWANHILL WAY

Port Seton, East Lothian, EH32 0SZ



1

Public Room



2

Bedrooms



2

Bathroom



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Welcome to a two-bedroom semi-detached bungalow which offers bright and spacious accommodation that is attractively presented throughout. A highlight of the home is its sociable open-plan reception area, combining living and dining spaces with rear garden access and a neatly zoned high-end kitchen. There is also a premium en-suite and family bathroom both of which are fitted with an overhead rainfall shower. In addition, the home has private parking and a family-friendly rear garden, which is beautifully presented with a neat lawn and patio. It also comes with two sheds for generous garden storage.

Forming part of a modern development in historic Port Seton, the property offers easy access to the surrounding countryside and the rugged coastline, which forms part of the John Muir Way – perfect for leisurely coastal walks. It offers a relaxed lifestyle and remains within easy reach of amenities, schools, and transport links. Furthermore, it is just a 30 minutes' drive from Edinburgh city centre, ensuring easy access to the capital. Altogether, this property is a fantastic home in a desirable setting that will be popular with families, downsizers, and commuting professionals alike.







EPC
RATING



COUNCIL
TAX BAND

VIEWING

By appointment only
with Gilson Gray on
01620 893 481

Features

- A modern semi-detached bungalow
- Situated in the coastal town of Port Seton
- Lightly decorated interiors throughout
- Welcoming entrance hall with built-in storage
- Stylish open-plan kitchen/living/dining room
- Ultra-modern kitchen with integrated appliances
- Separate utility room for discreet laundry
- Two double bedrooms with built-in wardrobes
- Modern three-piece en-suite shower room
- Contemporary three-piece family bathroom
- Private front garden/monoblock driveway
- Fully-enclosed rear garden that is landscaped







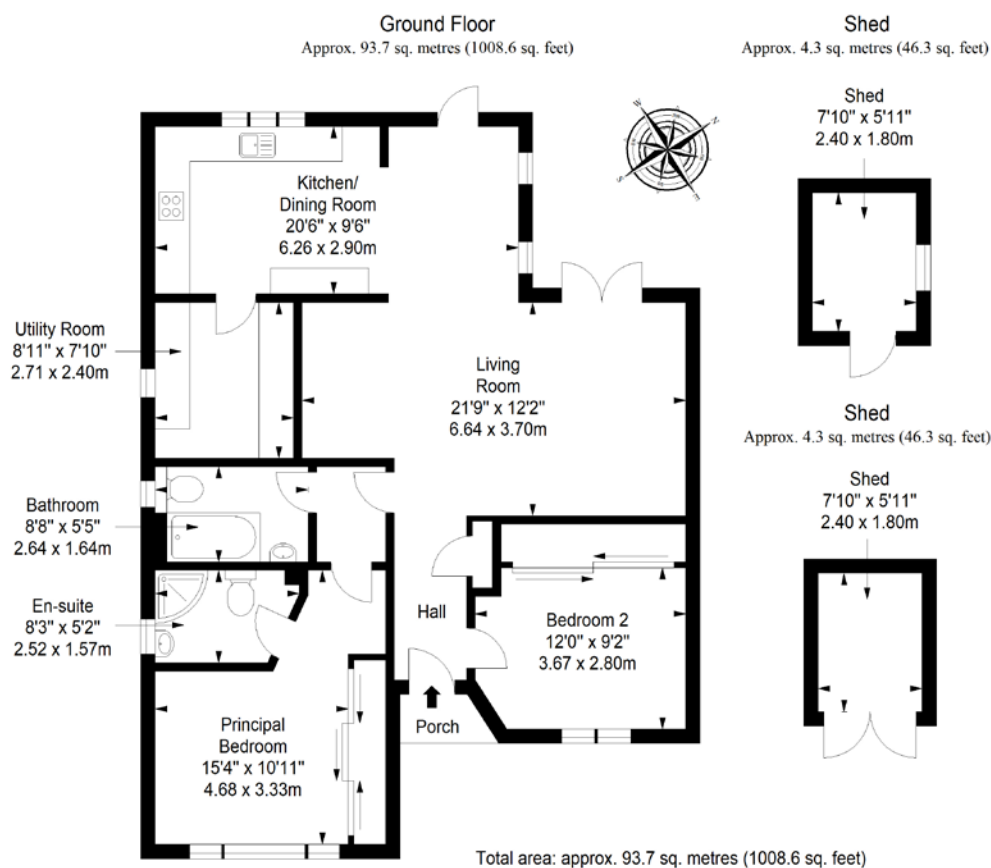
Extras: integrated appliances (five-burner gas hob, statement extractor, twin ovens, and dishwasher), and a freestanding fridge/freezer to be included in the sale. Please note, no warranties or guarantees shall be provided in relation to any of the services, moveables, and/or appliances included in the price, as these items are to be left in a sold as seen condition.

The Factor is James Gibb Property Management Ltd., and the monthly fees are £40.20



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.



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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.