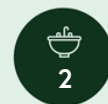




GARDEN STIRLING BURNET

27 ROWANHILL DRIVE
PORT SETON, EAST LoTHIAN, EH32 0SX





Forming part of an established development in desirable Port Seton, this detached house offers three bedrooms, two reception areas, a kitchen, two bathrooms, and a separate WC, plus front and rear gardens, a detached single garage, and a private driveway. Sure to appeal to a wealth of buyers, the home lies close to Port Seton's amenities and the coast. The front door opens into a welcoming hallway with an under-stair storage area and a useful WC. On your left, you step into a living room, where a south-facing box window captures sunny natural light throughout the day, and a spacious footprint allows for various configurations of lounge furniture, all arranged around a homely fireplace. Double doors from here open into an adjoining dining room, opening to create a sociable open space or closing for more privacy. The dining room presents an ideal setting for seated family meals and entertaining, with patio doors opening onto the garden. The dining room also benefits from convenient direct access to the kitchen, where wall and base cabinets are accompanied by workspace and splashback tiling. Integrated appliances comprise an oven, hob, and extractor fan, whilst provision is made for freestanding and undercounter goods.

FEATURES

- Detached house in Port Seton
- Entrance hall with under-stair storage and a WC
- South-facing living room with fireplace
- Dining room with patio doors onto garden
- Bright fitted kitchen
- Three bedrooms (two with built-in storage)
- One en-suite shower room
- Family bathroom with shower-over-bath
- South-facing, low-maintenance front garden
- Good-sized, well-maintained rear garden
- Detached single garage and private driveway
- Gas central heating and double glazing





On the first floor, a landing leads to the home's three bedrooms and a bathroom. The two larger bedrooms are accompanied by built-in storage, and the principal has the added benefit of an en-suite shower room comprising a shower enclosure, a pedestal basin, and a WC. The family bathroom comes complete with a bath with an overhead shower, and a WC-suite. Gas central heating and double glazing ensure year-round comfort and efficiency. Externally, the house is accompanied by a south-facing, low-maintenance front garden and a good-sized rear garden featuring a spacious, well-maintained lawn, a patio for outdoor seating, and a leafy border of trees and shrubs. Private parking is provided by a detached single garage and a driveway. Extras: All fitted floor coverings, window coverings, light fittings, and integrated kitchen appliances will be included in the sale. Council Tax Band: E







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.





OFFERS TO:
22 Hardgate
Haddington
EH41 3JS

Tel: 01620 825 368
Fax: 01620 824 671

DX540733 Haddington



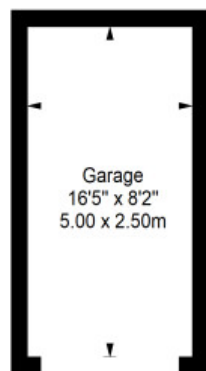
HOUSE SALES

If you have a house to sell, we provide free pre-sales advice, including valuation. We will visit your home and discuss in detail all aspects of selling and buying, including costs and marketing strategy, and will explain GSB Properties' comprehensive services.

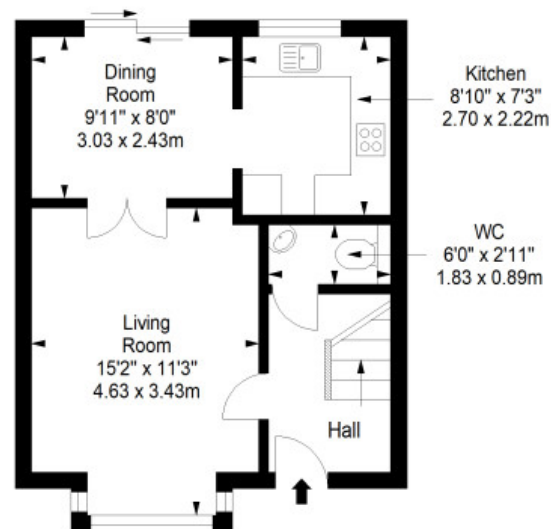
1. While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.
2. Interested parties are advised to note interest through their solicitor as soon as possible in order to be kept informed should a Closing Date be set. The seller will not be bound to accept the highest or any offer.

FLOORPLAN

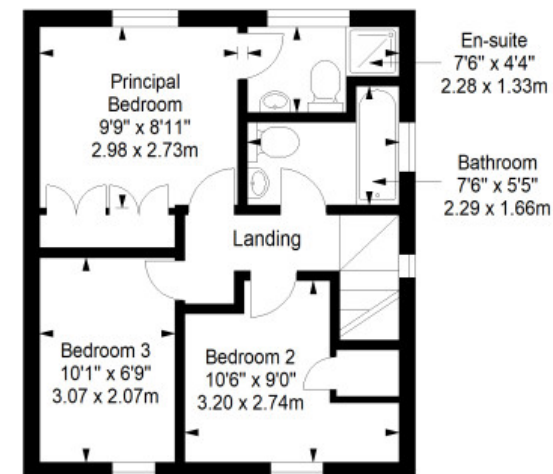
Garage
Approx. 12.5 sq. metres (134.6 sq. feet)



Ground Floor
Approx. 37.2 sq. metres (400.4 sq. feet)



First Floor
Approx. 36.0 sq. metres (387.5 sq. feet)



Total area: approx. 85.7 sq. metres (922.5 sq. feet)