



10 ROWANHILL CLOSE

PORT SETON, EAST LoTHIAN, EH32 0SY



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RATING

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COUNCIL
TAX BAND

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This mid-terraced house is situated in an established modern development in Port Seton and offers an ideally proportioned home for first-time buyers, small families, couples, professionals and rental investors alike, with two bedrooms, a good-sized reception room, a kitchen, and a bathroom, plus a low-maintenance garden and an allocated parking space. The house is tucked in a quiet cul-de-sac within easy reach of local amenities.

A hallway welcomes you into the home, giving the first glimpse of the interiors to follow with neutral décor and oak-styled flooring. On your right is the kitchen, fitted with attractive, modern wall and base cabinets, granite-styled worktops, and chic metro-tiled splashbacks. Integrated appliances comprise a double oven, a gas hob, and an extractor hood, whilst a freestanding fridge/freezer and undercounter washing machine are included (TBC). Continuing along the hall, you reach a spacious reception room, echoing the presentation of the hall with the same décor and flooring and offering plenty of space for configurations of lounge and dining furniture. The room also features a door opening onto a decked terrace in the rear garden.

FEATURES

- Mid-terraced house in Port Seton
- Well-presented, modern interiors
- Welcoming entrance hall
- Spacious living/dining room with garden access
- Well-appointed, modern kitchen
- Two bedrooms (one with a built-in wardrobe)
- Attractive bathroom with shower-over-bath
- Low-maintenance rear garden
- Allocated parking space
- Gas central heating and double glazing





Stairs from the living room lead to a first-floor landing affording access to the home's two bedrooms and a bathroom. The bedrooms are both neutrally decorated and carpeted for optimum comfort underfoot, and the larger of the two is supplemented by a built-in wardrobe. Finally, the bathroom comprises a bath with an overhead shower and a glazed screen, a basin set into vanity storage, and a WC. Gas central heating and double glazing ensure year-round comfort and efficiency.

Externally, the property's rear garden features a decked dining terrace for outdoor furniture and barbecues, leading down to a gravelled area with a shed. The home also has an allocated parking space.

Extras: All fitted floor coverings, window coverings, light fittings, integrated kitchen appliances, a freestanding fridge/freezer, and a washing machine will be included in the sale (TBC). Please note, some images have computer generated furniture to show possible layouts. The photos of the rooms are actual images.







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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espc

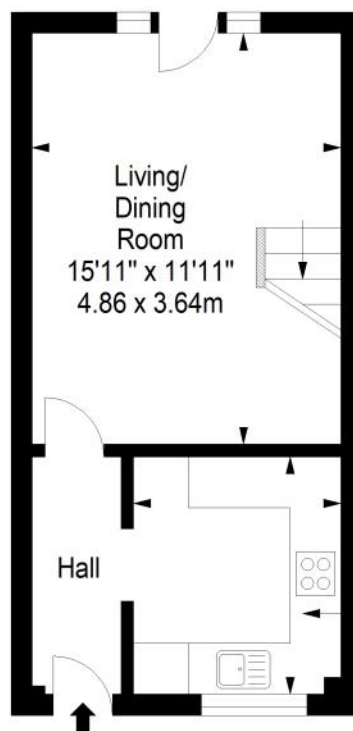
HOUSE SALES

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.

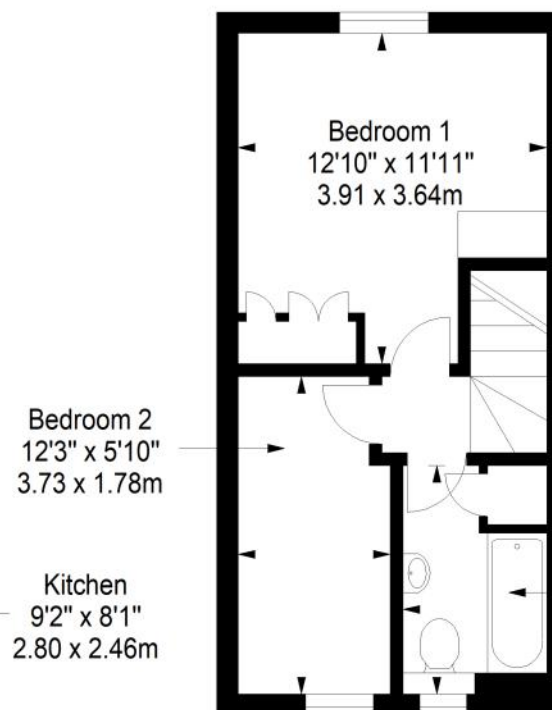
1. While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.
2. Interested parties are advised to note interest through their solicitor as soon as possible in order to be kept informed should a Closing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

FLOORPLAN

Ground Floor
 Approx. 28.5 sq. metres (306.8 sq. feet)

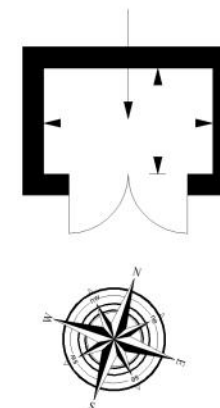


First Floor
 Approx. 28.5 sq. metres (306.8 sq. feet)



Shed
 Approx. 2.5 sq. metres (26.9 sq. feet)

Shed
 6'6" x 4'1"
 1.98 x 1.24m



Total area: approx. 59.5 sq. metres (640.5 sq. feet)