



GARDEN STIRLING BURNET

39 SETON VIEW, PORT SETON
PRESTONPANS, EAST LoTHIAN, EH32 0TX



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Desirably located in the quaint seaside town of Port Seton, on its peaceful rural fringes, this modern two-bedroom mid-terraced house is a perfect choice for professionals and young families. The attractive, understated interiors feature a connected reception room and kitchen that opens onto an enclosed garden, while convenient allocated parking adds to the appeal. This property is an enticing proposition for those wishing to be within easy reach of the coast and countryside, while also being well-connected to the capital and all its attractions, thanks to bus services operating day and night and high-speed rail links from neighbouring Prestonpans.

A practical vestibule guides you into the bright and spacious reception room, a plushly carpeted space for comfortable seating and a dining area. It boasts useful storage and leads directly to the kitchen, which opens onto the garden—a perfect layout for daily life and entertaining! The kitchen features modern wood-toned units, ample workspace, and an attractive chequered splashback. It benefits from abundant natural light and comes integrated with an oven, gas hob, fridge, and freezer, as well as an under-counter washing machine.

FEATURES

- Peaceful well-connected address close to coast and countryside
- Attractively presented mid-terraced house
- Entrance vestibule
- Bright living/dining room with storage and kitchen access
- Modern light-filled kitchen with garden access
- One double bedroom with fitted wardrobes
- One multi-functional single bedroom
- Bright modern bathroom with shower-over-bath
- Easy-upkeep gardens, secure at the rear
- Convenient allocated parking
- White metre/storage heating and double-glazing





On the first floor, a landing provides access to two comfortably carpeted bedrooms. The double bedroom includes a fitted wardrobe with a mirrored frontage. The single bedroom, currently utilised as a dressing room, would also be ideal as a quiet space for remote working. Completing the upstairs is a bright, tastefully tiled bathroom that provides a shower-over-bath, a toilet, and an inset basin. White metre/storage heating and double glazing ensure a warm and efficient home.

Outside, there is a gravelled front garden and a larger rear garden, which is secured by fencing and features gravel and paving. Both are easy to maintain, appealing to those with busy lives! Finally, an allocated parking space, along with unrestricted on-street parking, offers added convenience.

Extras: The sale includes all fitted flooring, window coverings, light fixtures, and appliances.







Port Seton, East Lothian

Situated on the breathtaking East Lothian coast is Port Seton, a beautiful and historic harbour town. There are lovely shore walks, open parks, and countryside. With Prestonpans train station close by, people living here can enjoy the countryside and all the amenities nearby Edinburgh offers. Regular bus services travel from here to Edinburgh and beyond. The area offers some local amenities and a larger selection in neighbouring Prestonpans. The nearby Fort Kinnaird Retail Park has a wealth of High Street stores for further and extensive shopping. The town has a primary school, and the comprehensive Preston Lodge High School is nearby. The surrounding area benefits from fitness and outdoor pursuits, including The Mercat Gait Centre - a Sports Centre with an Olympic-sized 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 are all on your doorstep.





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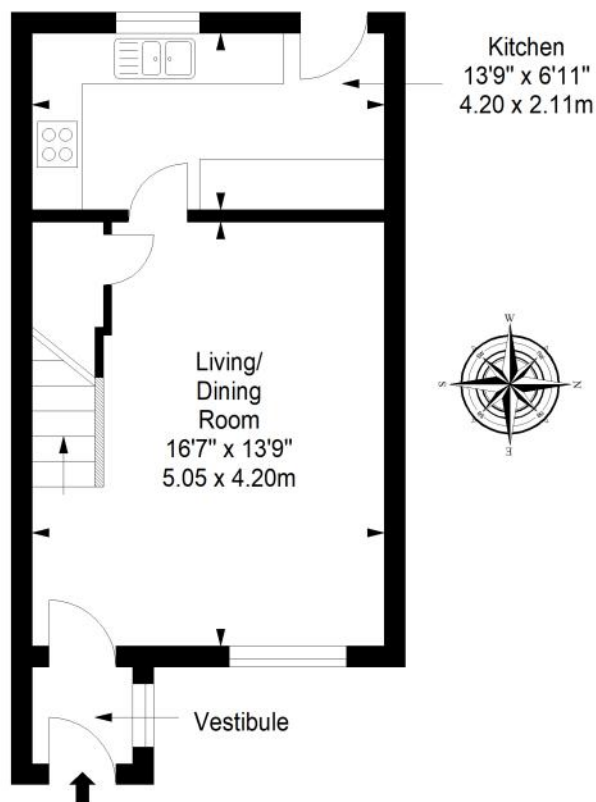
HOUSE SALES

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.

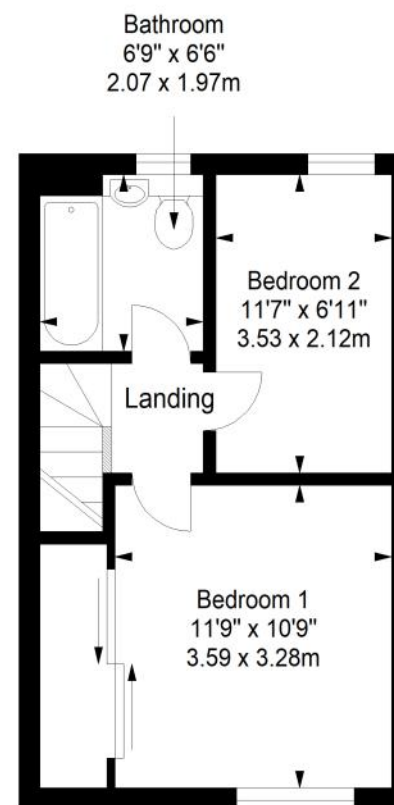
1. While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.
2. Interested parties are advised to note interest through their solicitor as soon as possible in order to be kept informed should a Closing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

FLOORPLAN

Ground Floor
 Approx. 32.3 sq. metres (347.7 sq. feet)



First Floor
 Approx. 30.6 sq. metres (329.4sq. feet)



Total area: approx. 62.9 sq. metres (677.1 sq. feet)