



52 Laburnum Avenue
Port Seton, East Lothian, EH32 0UD



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52

Laburnum Avenue

Linked Detached Villa boasting stylish, well proportioned and flexible family accommodation in a quiet residential cul-de-sac location.

- Beautiful family home in quiet cul-de-sac
- Welcoming hallway w/WC
- Spacious south-facing living room
- Generous kitchen and dining room w/patio doors to private rear garden
- Master bedroom w/modern ensuite shower room & built-in wardrobes
- Three further bedrooms
- Three-piece family bathroom
- Gas central heating & double glazing
- Private enclosed rear garden
- Driveway & single garage



Fixed Price £340,000

Home Report: £340,000

EPC Rating: C

Council Tax: F

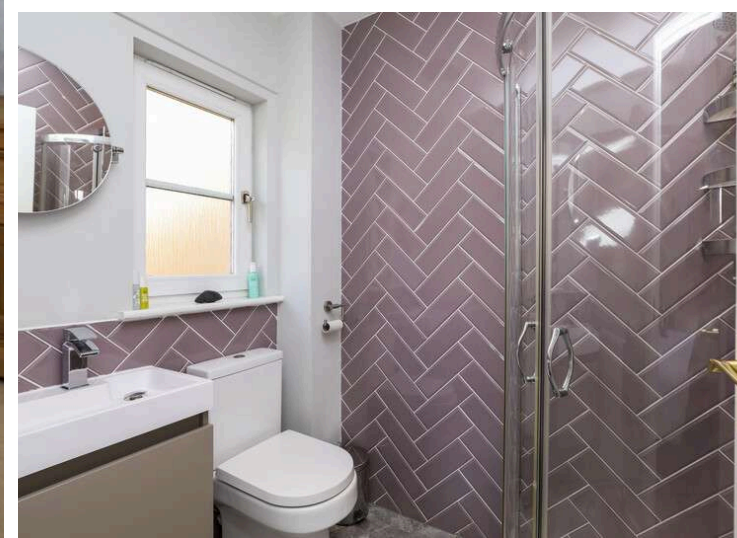
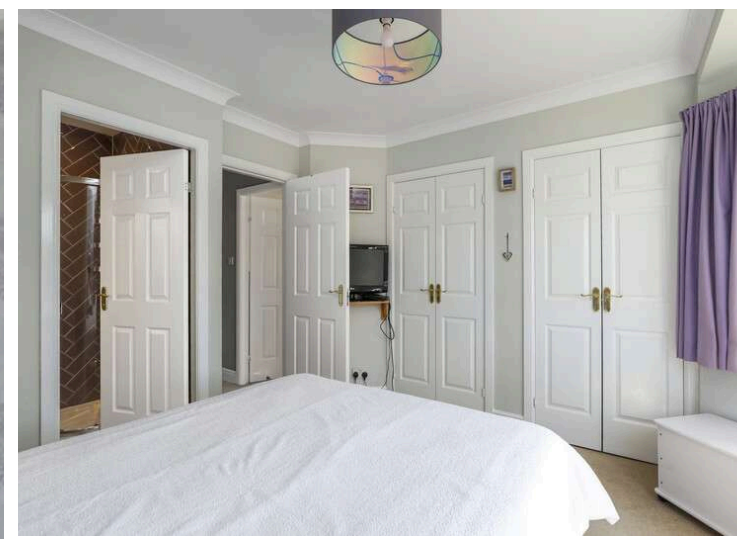
Tenure: Freehold

Linked Detached Villa boasting stylish, well proportioned and flexible family accommodation in a quiet residential cul-de-sac location.

The property has been well maintained and tastefully upgraded by its present owners and comprises broad reception hall, bay windowed lounge, fitted kitchen/dining room with patio doors to the enclosed private rear garden, cloakroom/WC, bay windowed master bedroom with en-suite shower-room, three further bedrooms and family bathroom. Further benefits include gas central heating and double glazing.

There are mature areas of landscaped private garden ground to both the front and rear of the building and a driveway & single garage afford off-street parking.

In summary, it is anticipated that this home will prove to be of particular interest to perhaps the growing family and early viewing is highly recommended to fully appreciate the quality on offer.

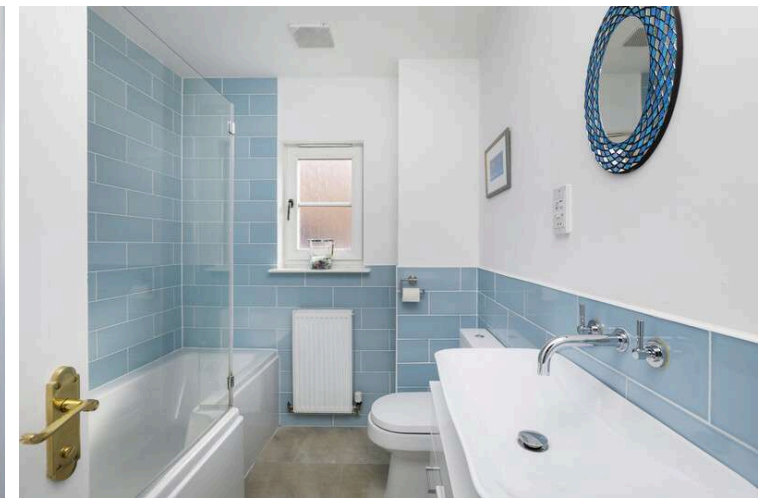




Port Seton is a desirable coastal town, located on the shores of the Firth of Forth and set amidst pleasant open spaces, beaches and parkland, approximately 12 miles East of Edinburgh City Centre and close to the historic town of Musselburgh.

The town offers a range of amenities, including independent and specialist shops, banking and Post Office services. Fort Kinnaird Retail Park, where you can find an extensive range of shopping facilities, is a short drive away and a good choice of supermarkets are nearby.

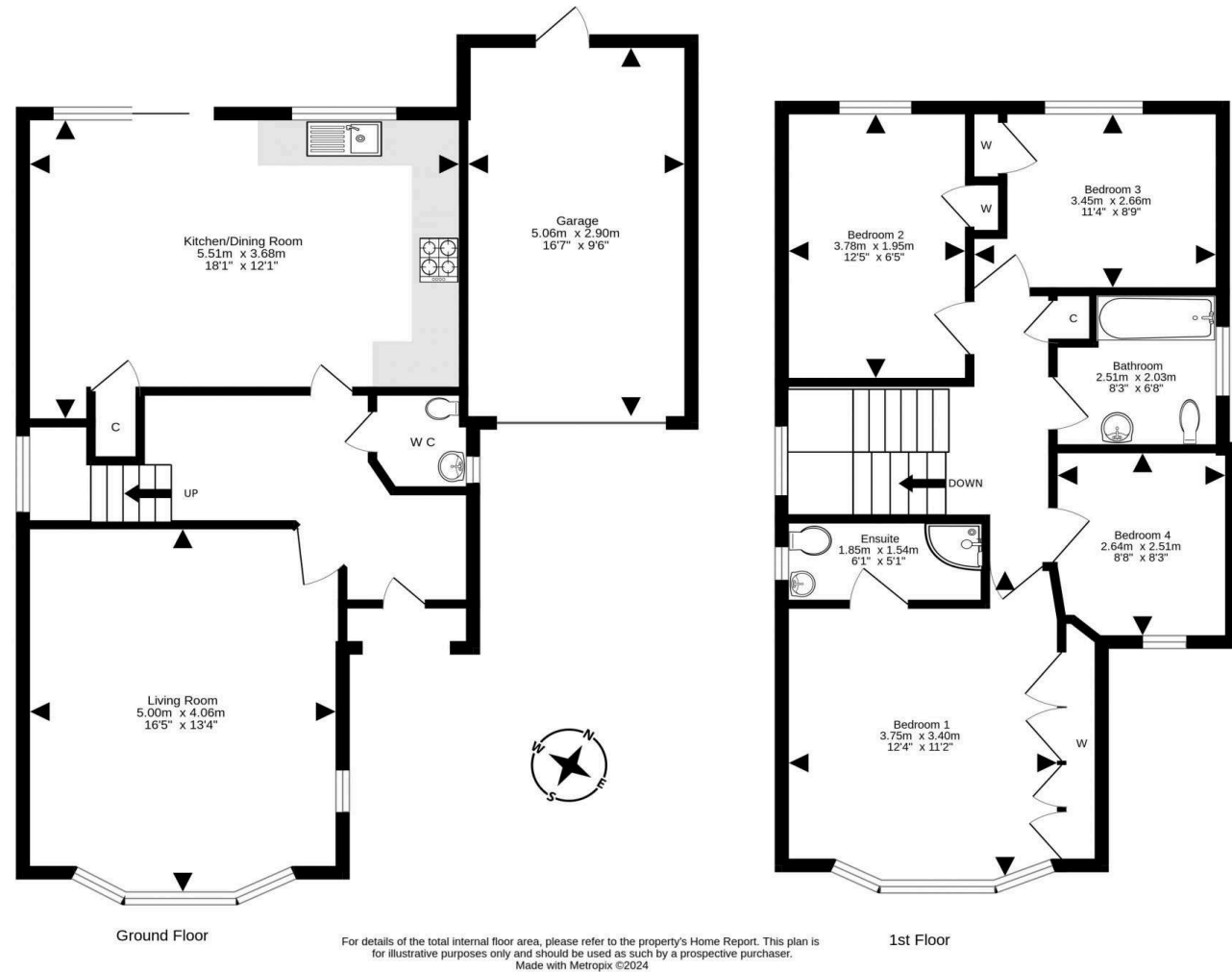
The Local Authority schools in the area are highly regarded from nursery to secondary school.





Extras: All fitted floor coverings and fitted carpets, light fixtures, curtains and blinds, hob, oven, cooker hood, washing machine, and dishwasher to be included in the sale. Please note the free-standing fridge/freezer is not included.

Factor: £30 per quart is payable to James Gibb for the upkeep of the estate's green spaces.



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WWW.VMH.CO.UK

Registered Office: 8 Sibbald Walk, Edinburgh, EH8 8FT

T: 0131 622 2626 F: 0131 622 2627 E: property@vmh.co.uk

DX: 552210, Edinburgh 68

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