



2 Cedar Drive
PORT SETON | EH32 0SN


warners
solicitors & estate agents



2 Cedar Drive

PORT SETON | EH32 0SN

2 Cedar Drive is an impressive detached family home, beautifully situated in the desirable community of Port Seton. Offering a well-designed living space, including an attached garage, this home combines comfort, style, and functionality, all set within a charming private garden that enhances its appeal.

The spacious interiors begin with a bright and inviting sitting room, filled with natural light and perfect for relaxation. This flows seamlessly into a separate dining area, ideal for both casual family meals and hosting gatherings. The modern, well-equipped kitchen, complemented by an adjoining utility room, is designed to make daily tasks a breeze while providing ample storage.

With four generously sized bedrooms, the property ensures plenty of space for all. The principal bedroom includes a private en-suite shower room, while three additional double bedrooms offer comfortable options for family members or guests. A downstairs WC, wide hallways, and an attached garage add further practicality and convenience. The surrounding private garden offers a perfect retreat, with ample space for gardening, outdoor dining, or play.

Situated close to local amenities and excellent transport links, this home provides the ideal blend of space, privacy, and community, making it a perfect choice for family living. In brief the property comprises:

- Welcoming entry vestibule.
- Bright and spacious sitting room.
- Separate dining room with direct garden access.
- Contemporary kitchen with utility room.
- Four double bedrooms, all with integrated storage and the principal bedroom boasting an en-suite shower room.
- Family bathroom with shower over bath.
- Garage and driveway.
- Surrounding garden.
- Gas central heating and double glazing.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



All integrated kitchen appliances, blinds, curtains, light shades, dishwasher, washing machine, and freestanding full height fridge and freezer are included in the sale

EPC Rating C

Factor fee - £25 float and approximately £40 per quarter

The property is located in the popular East Lothian coastal town of Port Seton, which is well within commuting distance of Edinburgh. The property enjoys a prime location, yet is within easy reach of the excellent amenities the town and nearby Prestonpans has to offer. For a more comprehensive range of amenities Musselburgh is just a little further afield. Schooling is well represented from nursery to senior level. The property is close to an efficient public transport network, which operates throughout the town, throughout East Lothian and to Edinburgh. The city bypass and main motorway networks are also within easy reach. For those seeking an alternative method of transport there is a railway station at Prestonpans.





**Cedar Drive,
Port Seton,
Prestonpans,
East Lothian, EH32 0SN**



Approx. Gross Internal Area
1642 Sq Ft - 152.54 Sq M
(Including Garage)
For identification only. Not to scale.
© SquareFoot 2024

