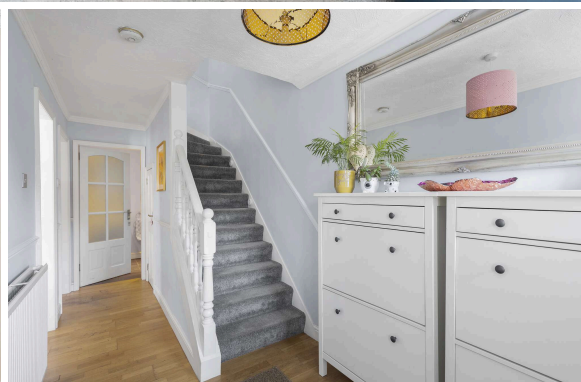
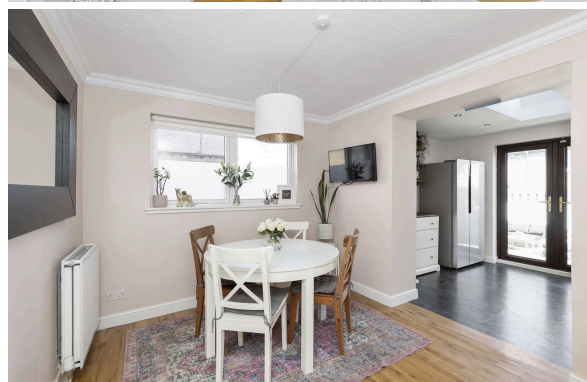




30 Fishers Road
PORT SETON | EH32 0EQ


warners
solicitors & estate agents





30 Fishers Road

PORT SETON | EAST LoTHIAN | EH32 0EQ

Located in the charming coastal town of Port Seton this beautifully presented semi-detached home offers spacious and flexible living across three levels. Tastefully finished throughout and thoughtfully extended, it's the perfect setting for modern family life by the sea.

The ground floor features a bright, welcoming lounge with a bay window and feature fireplace offering a warm and comfortable space to relax. To the rear, a modern kitchen and dining room benefits from sleek fitted units, integrated appliances, and striking skylights, creating a light-filled space ideal for family meals or entertaining. French doors open onto the landscaped rear garden, while a practical WC and utility room complete the ground floor.

Following up a carpeted staircase there are two generous double bedrooms and a stylish family bathroom. The converted attic provides a master bedroom with an elegant en-suite shower room and an additional room that's perfect as a home office, nursery, or dressing room.

Externally the fully enclosed rear garden has been designed for easy maintenance, with artificial lawn and a patio providing an ideal outdoor retreat. To the front a private driveway allows ample parking for multiple cars.

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





- Stylish semi-detached home set over three levels in coastal Port Seton
- Immaculately presented throughout and thoughtfully extended
- Bright lounge with bay window and contemporary fireplace
- Spacious kitchen and dining room with skylights and French doors to garden
- Ground floor WC/utility
- Two generous double bedrooms and modern family bathroom on first floor
- Converted attic with third double bedroom, elegant en-suite and flexible office/nursery space
- Landscaped rear garden with artificial lawn and patio
- Private driveway with space for multiple cars
- Short walk to local amenities, schools and vast open coastal and countryside walks

EPC D. Council Tax Band D.
Extras include blinds, dishwasher, wardrobe in bedroom 3 and shed.
Other items of furniture may be available by separate negotiation.



Port Seton is a picturesque East Lothian coastal town known for its traditional harbour, sandy beaches, and friendly community atmosphere. The area offers a relaxed seaside lifestyle while still being highly convenient for commuters - with Prestonpans train station just minutes away and regular services to Edinburgh Waverley in as little as 14 minutes. The town itself has a great selection of local shops, cafes, primary schools, and coastal walks, with larger amenities available nearby in Musselburgh and Fort Kinnaird. Its mix of charm, convenience, and quality of life makes Port Seton a consistently sought-after place to call home.





