



28 Rowanhill Drive
PRESTONPANS | EH32 0SW


warners
solicitors & estate agents



28 Rowanhill Drive

PRESTONPANS | EH32 0SW

Set on a quiet development in the popular coastal town of Port Seton is this immaculately presented two-bedroom terraced house with rear garden and off-street parking. This property would make an ideal family home surrounded by quick transport links, excellent local amenities and vast open green spaces.

This property occupies a pleasant situation on a well-tended modern development and comes with a well-maintained back garden. Internally the property is stylish, well planned and beautifully presented, with many pleasing features. Downstairs, the spacious living room is bright and has patio doors out to the rear garden.

The fully fitted kitchen currently comprises an oven, gas hob and fan, the boiler cupboard and washing machine. Upstairs there are two well-proportioned bedrooms, the master with built in storage and completing the accommodation is the bathroom with shower over the bath. Further benefits on offer include gas central heating, double glazing, a floored attic and a landscaped garden which is made up of a lawn, shed and patio.

- Entrance Hall
- Spacious living room with patio doors
- Fully fitted Kitchen
- Two Bedrooms
- Stylish bathroom
- Landscaped rear garden
- Gas central heating, Double glazing and Floored Attic

Factor fees payable to James Gibb Residential Factoring, approximately £37 per quarter.

Energy Rating C, Council Tax Band D

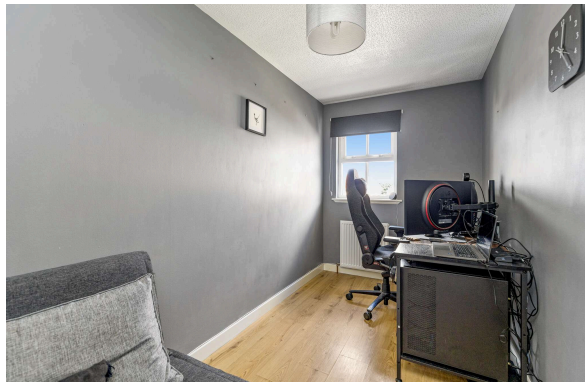
All fixtures, fittings, integrated appliances, kitchen appliances, blinds in kitchen and bedroom

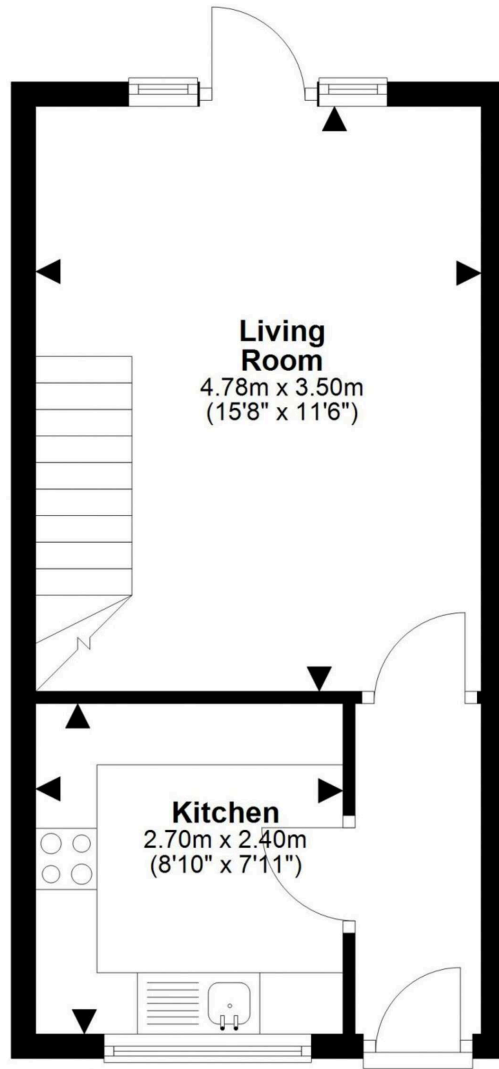
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



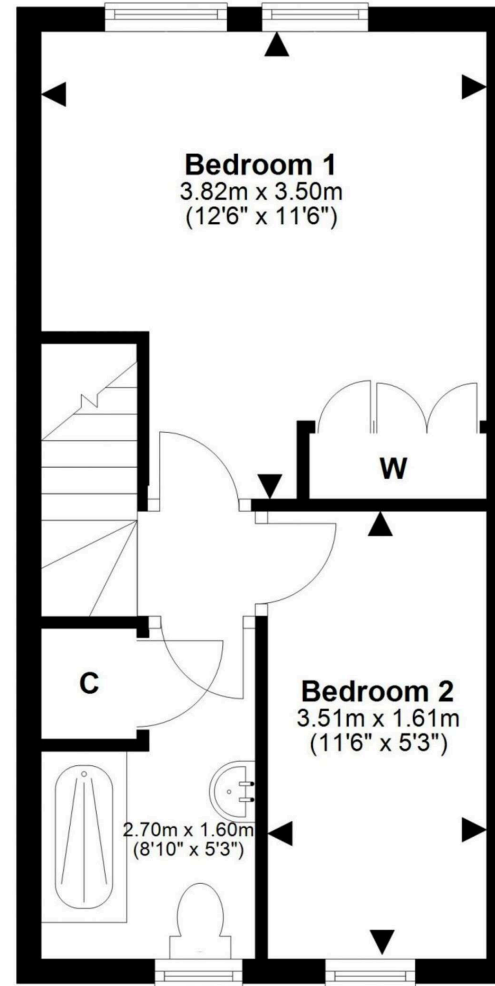


The property is located in the popular East Lothian coastal town of Port Seton, which is well within commuting distance of Edinburgh. The property enjoys a prime location yet is within easy reach of the excellent amenities the town and nearby Prestonpans has to offer. For a more comprehensive range of 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.





Ground Floor



First Floor

This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.