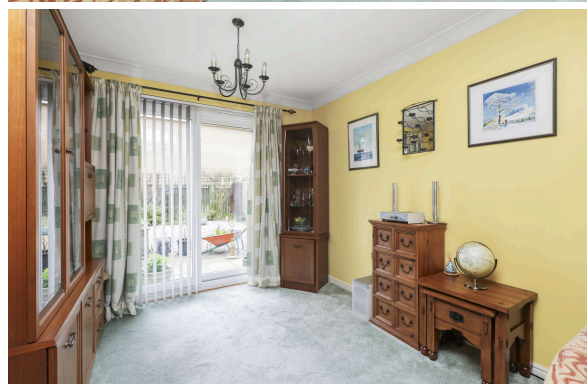




5 Poplar Park
PORT SETON | EH32 0TD


warners
solicitors & estate agents



5 Poplar Park

PORT SETON | EH32 0TD

Warners is delighted to present this three-bedroom detached family home in the popular coastal town of Port Seton, offering easy access to local amenities and city centre transport links.

A welcoming vestibule leads to the dual-aspect lounge/dining room, featuring a cozy fireplace and sliding patio doors that open to the rear garden, allowing light to fill the space. The contemporary kitchen is equipped with white units, contrasting work surfaces, an electric oven, gas hob, and space for appliances. A W/C completes the ground floor.

Upstairs, the spacious master bedroom includes an en-suite shower room and built-in wardrobe, while the second double bedroom also offers built-in wardrobe. The third bedroom is ideal for a daybed, nursery, or office. The bathroom features a partially tiled three-piece suite.

Outside, enjoy low-maintenance gardens with attractive flower beds, plus driveway and garage for off-street parking.

- Great Location: Close to amenities and transport.
- Bright Living: Dual-aspect lounge with patio doors.
- Modern Kitchen: White units, oven, gas hob.
- Master Suite: En-suite and built-in wardrobe.
- Flexible Rooms: Second double and third bedroom.
- Low-Maintenance Gardens: Driveway and garage.

EPC Rating D, Council Tax Band E.

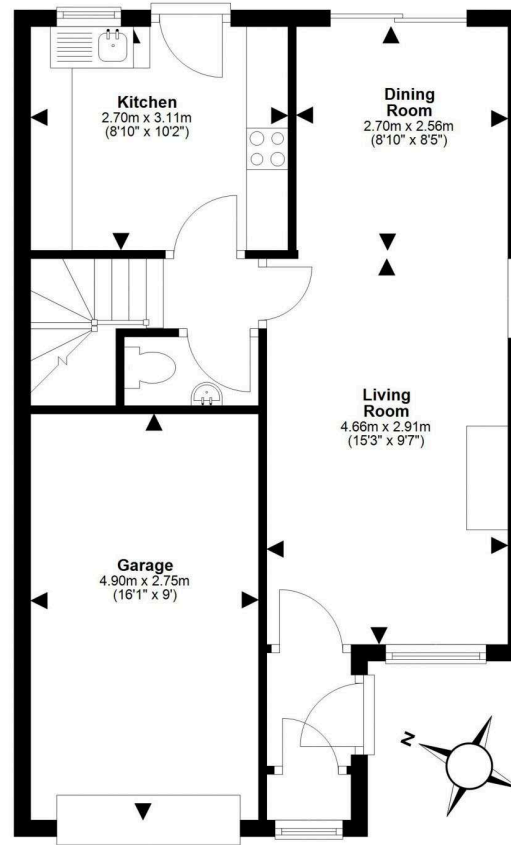
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



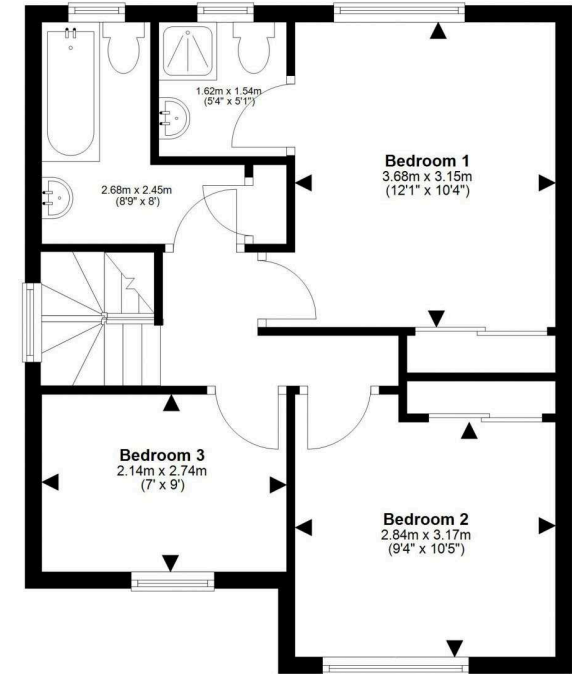
All light fittings, blinds and integrated kitchen appliances will be included in the sale.

The subjects are 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.