

COULTERS<sup>©</sup>

# 27 ROWANHILL PARK

PORT SETON, PORT SETON, EH32 0ST

 4 BED  3 BATH  2 PUBLIC





## TAKE A LOOK INSIDE

Peacefully located in a quiet cul-de-sac in the popular and convenient coastal town of Port Seton, 27 Rowanhill Park is a superb four bedroom detached house ideally situated within easy reach of a number of good local amenities and excellent transport links. The property offers well presented, contemporary family accommodation, in good order throughout, and benefits from a delightful south facing private rear garden with a summer house and hot tub, integral single garage and a driveway to the front.

The generously proportioned property comprises; welcoming porch and entrance hall with WC; sitting room to the front with flame effect gas fire; stylish kitchen fitted with an excellent selection of fitted units and integrated appliances open plan to a bright family room/dining room with a multi-fuel burning stove and bi-fold doors opening to the rear garden; and a spacious utility room leading to the integral garage.

A carpeted staircase leads to first floor which comprises; the principal bedroom and double bedroom 2 both with fitted wardrobes and an ensuite shower room; two further bedrooms with fitted wardrobes and a family bathroom.



## KEY FEATURES



Generously proportioned detached family house



Well presented contemporary living



Four bedrooms, two with ensuite



South facing garden with summer house and hot tub



Integral garage and driveway



Peacefully located close to local amenities



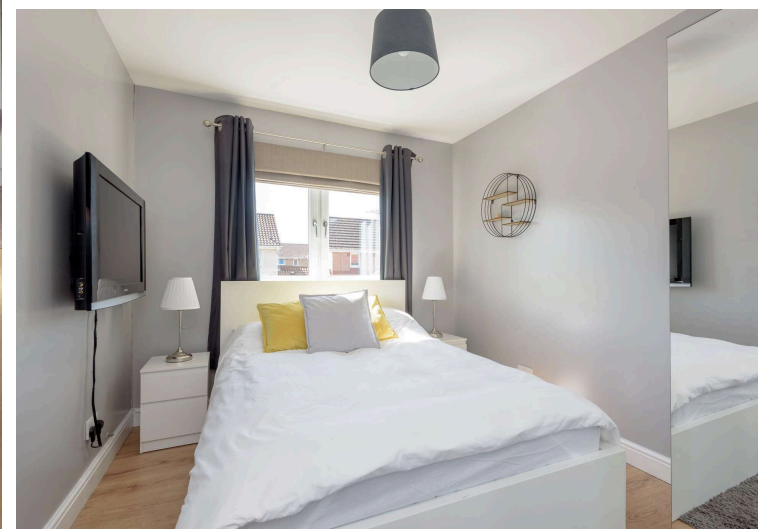
EPC Rating - C



Council Tax Band - F







## EXTRAS

All blinds, curtains with the exception of the principal bedroom, light fittings, fitted flooring, the gas hob, double oven, microwave, steam oven, fridge/freezer, dishwasher, summerhouse and the hot tub are included in the sale price. The washing machine and tumble dryer are available by separate negotiation.

The development is factored by James Gibb with an approximate annual fee of £152.





## THE LOCAL AREA

Port Seton and neighbouring Cockenzie are charming East Lothian fishing villages with working harbours on the Firth of Forth. Along with coastal walks, residents enjoy access to stunning beaches and world-class golf courses including those at Muirfield and Archerfield near to the picturesque towns of Gullane and North Berwick.

Other recreational opportunities include those at the Mercat Gait Centre in Prestonpans, and Meadowmill Sports Centre featuring hockey, rugby, and football pitches along with a performance gym. Fort Kinnaird Retail Park with its multi-plex cinema, high street stores, and casual dining options is a short journey away. There is a local Co-op for daily shopping needs whilst Prestonpans has a Lidl and other retailers.

Local schooling includes Cockenzie Primary School and Preston Lodge High School whilst private options such as Loretto in Musselburgh and Belhaven Hill in Dunbar are in easy reach.

The train station in Prestonpans offers regular links between Edinburgh and North Berwick, and there is easy access to Edinburgh by car, bus and night bus via the A1 and City Bypass.



**HOME REPORT VALUATION: £410,000**



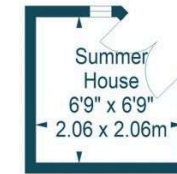
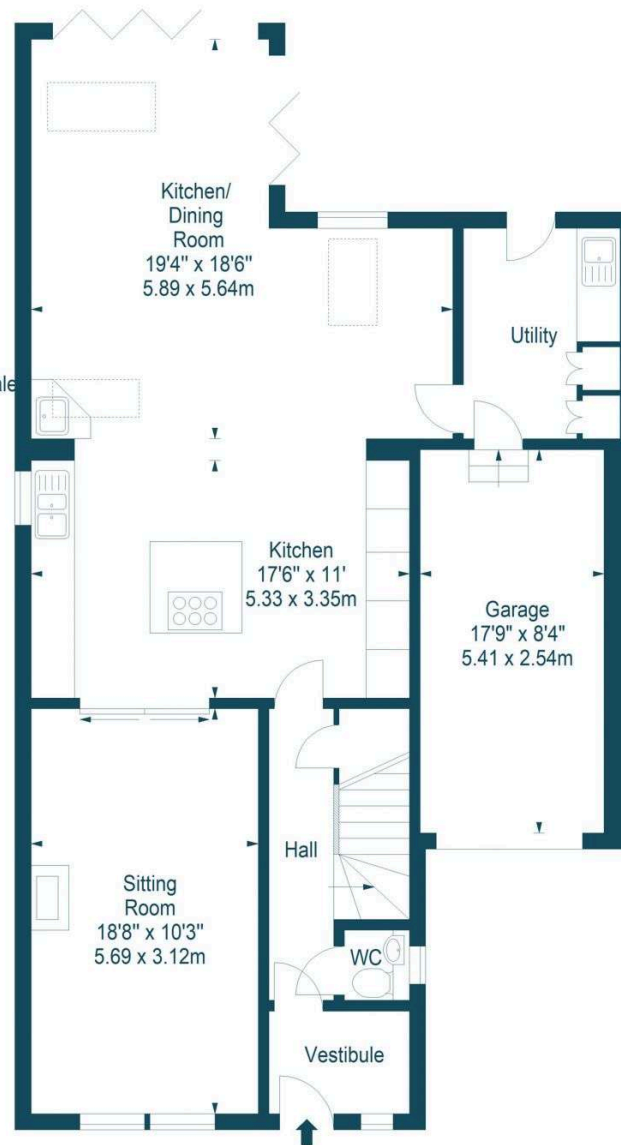




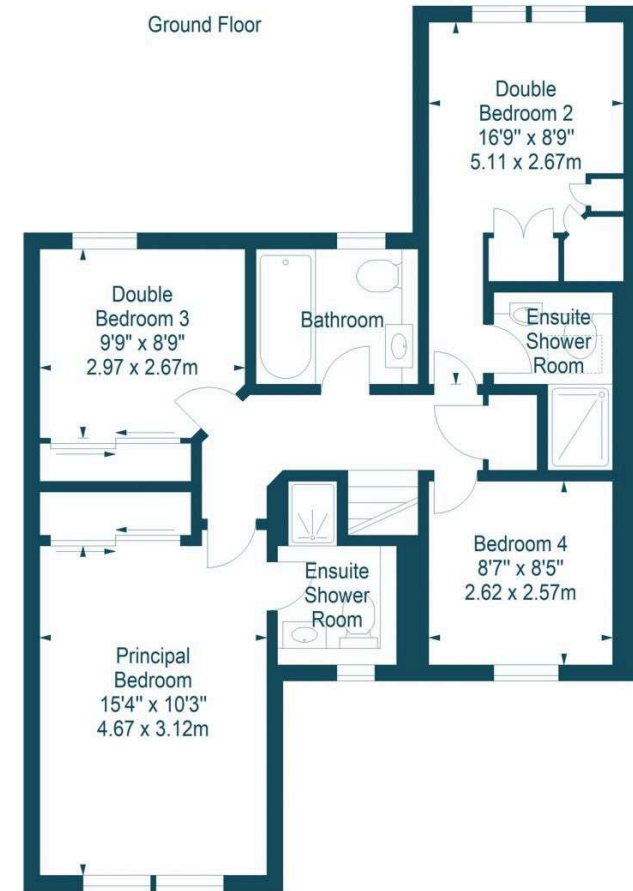
Rowanhill Park,  
Port Seton,  
Prestonpans,  
East Lothian, EH32 0ST



Approx. Gross Internal Area  
1781 Sq Ft - 165.45 Sq M  
(Including Garage)  
Summer House  
Approx. Gross Internal Area  
41 Sq Ft - 3.81 Sq M  
For identification only. Not to scale  
© SquareFoot 2025



Ground Floor



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## LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.