

FIXED PRICE £325,000

1 Rowanhill Close

Port Seton, EH32 0SY

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Solicitors & Estate Agents



- Immaculate detached villa with a large corner plot
- Hall, livingroom, diningroom
- Modern fitted kitchen, utility room, WC
- Master bedroom with en suite, 3 further bedrooms
- Fully tiled family shower room
- Gas central heating, double glazing
- Large well maintained gardens, driveway & integrated garage
- EPC Band C, Council tax band E

Description

Situated on a large corner plot within this modern sought after estate, this is a generous (98m sq) detached villa, offering flexible family accommodation. The property is in true "move in" condition and benefits from gas central heating and double glazing throughout. The well proportioned accommodation comprises, on the ground floor an entrance hall, WC, front facing livingroom with gas fire set within an attractive surround and French doors to the rear facing diningroom with patio doors to the garden, modern fitted kitchen with appliances included and a fully fitted utility room with door to the rear garden. Upstairs is the master bedroom with stylish, modern en suite shower room, there are three further bedrooms, one with built in storage, and finally, a modern, stylish, fully tiled shower room with two piece white suite and walk in shower.





Location

Port Seton enjoys a coastal setting on the southern shores of the Firth of Forth with attractive working harbour. It is a quiet yet convenient setting only 5 miles from the centre of Musselburgh and is within easy reach of Edinburgh City Centre. Port Seton has historic interests and has proved a popular choice with discerning purchasers of all age groups. There are social and recreational amenities including a community centre and shopping facilities as well as being close to Cockenzie primary school. Regular bus services operate and fast main roads lead to all surrounding areas via the A1 and Edinburgh City Bypass, which connects quickly and easily motorway networks. At neighbouring Prestonpans there is a rail station offering a regular service to Edinburgh Waverley.

Gardens and parking

There are well maintained gardens to both the front and side of the property which has a lawn, flower borders, pebbled area and a hard standing driveway which leads to the integrated single garage with up and over front door, power and light. The larger, fully enclosed rear garden has a lawn, established borders with a variety of plants, shrubs and trees, paved patio, rotary dryer, plastic storage shed and a gate to the side garden.

Extras

The fitted floor coverings, blinds, integrated gas hob, double oven, chimney style cooker hood, wine cooler, dishwasher, fridge and plastic storage shed are included within the sale price.

Home Report

The property is valued at £330,000 and the Home Report is available via the ESPC listing.

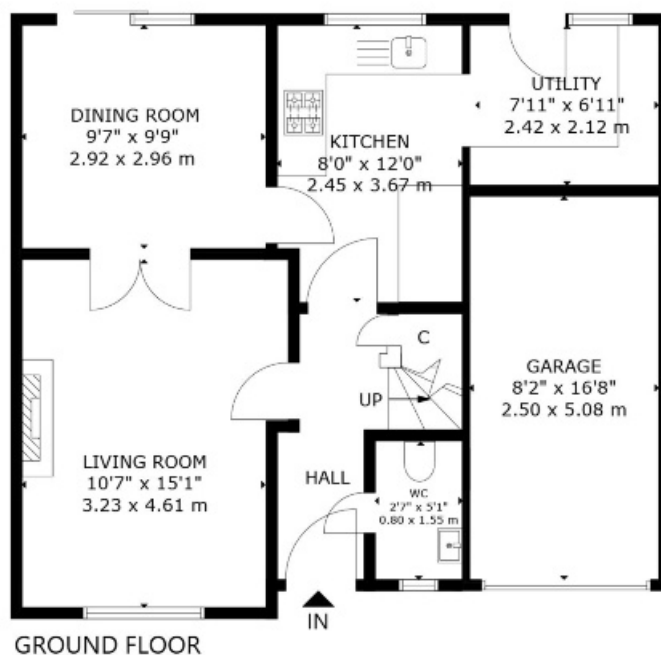
Factors

The development is factored by James Gibb with charges of £13pcm for the upkeep of communal areas.

Viewing

By appointment telephone Agents on 0131 665 3131.





1 ROWANHILL CLOSE, PORT SETON, EH32 0SY
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1,002 SQ FT / 93 SQ M
GARAGE 137 SQ FT / 13 SQ M
All measurements and fixtures including doors and windows are
approximate and should be independently verified.
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