





Welcome

Offered to the market is this beautifully upgraded semi-detached home, presented in true walk-in condition and ideal for modern family living. Set over two levels, the property has been finished to an exceptional standard throughout.

The welcoming entrance hall leads to a stunning front-facing dining kitchen, fitted with stylish dark grey units, white worktops, a 5 ring induction hob with feature cylindrical copper extractor, integrated fridge freezer, double oven, breakfast bar and ample space for dining furniture.

To the rear, the spacious lounge enjoys a box bay window, French doors leading to the garden and an attractive media wall, while quality herringbone LVT flooring flows throughout much of the ground floor. Also on this level are a WC, a generous storage cupboard and a versatile fourth bedroom, currently used as a study/utility but equally suited as a bedroom.

Upstairs, the principal bedroom benefits from twin built-in wardrobes and an en-suite shower room. There are two further bedrooms, both with storage, together with a family bathroom and access to the attic.

The beautifully maintained rear garden offers an excellent degree of privacy, with a lawn and attractive paved patio providing the perfect space for children, pets and outdoor entertaining. Further benefits include gas central heating, double glazing and a private driveway with EV charger

Early viewing is highly recommended to appreciate the quality of accommodation on offer.





Port Seton

Port Seton is one of East Lothian's most sought-after coastal villages, renowned for its welcoming community, excellent local amenities and beautiful shoreline. Popular with families, professionals and commuters alike, it offers the perfect balance of coastal living while remaining within easy reach of Edinburgh.

65 Laburnum Avenue enjoys a convenient position close to a wide range of everyday amenities, including local shops, supermarkets, cafés, restaurants and leisure facilities. Families are well served by highly regarded local schooling, while excellent bus services and nearby Prestonpans railway station provide regular links to Edinburgh and beyond. Cockenzie Primary School, Co-op Food - Port Seton - Links Road and the Prestonpans railway station are all within easy reach.

For those who enjoy the outdoors, the picturesque harbour, sandy beach, coastal paths and nearby golf courses are all close by, making this an outstanding location for enjoying East Lothian's stunning coastline. The nearby Haven Seton Sands Holiday Village and Port Seton Community Centre further enhance the area's excellent recreational facilities.

Extras

Included in the sale are all light fittings, window coverings, washing machine, 2 garden sheds, wine cooler and if wished the play frame in the garden can be left.



Get in touch

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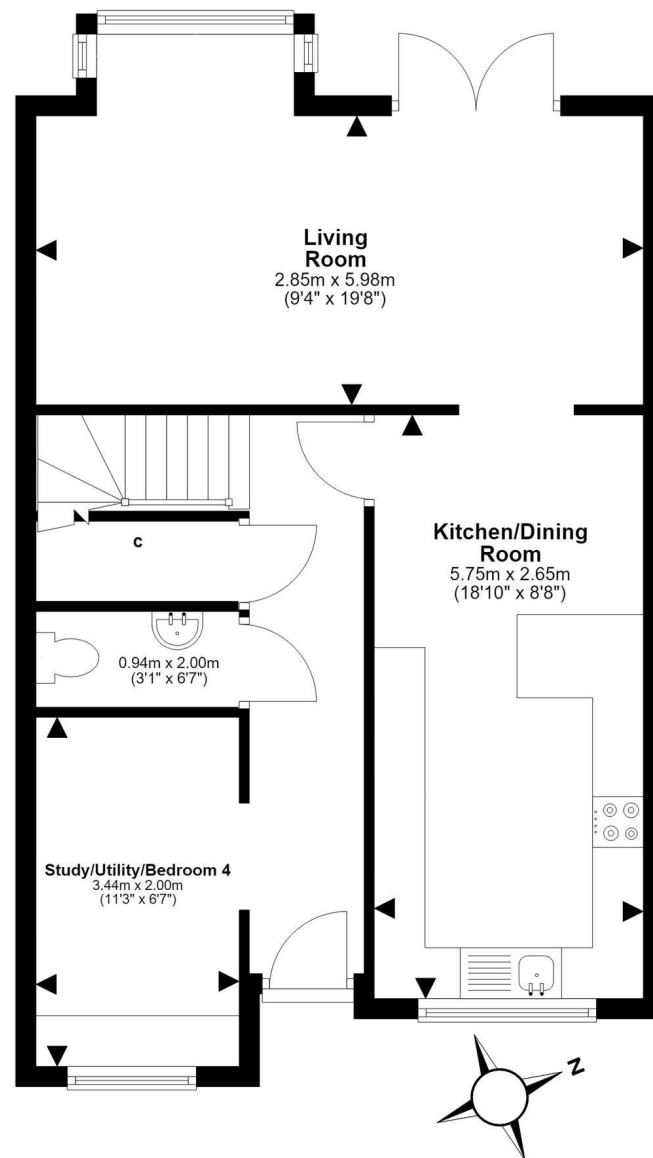
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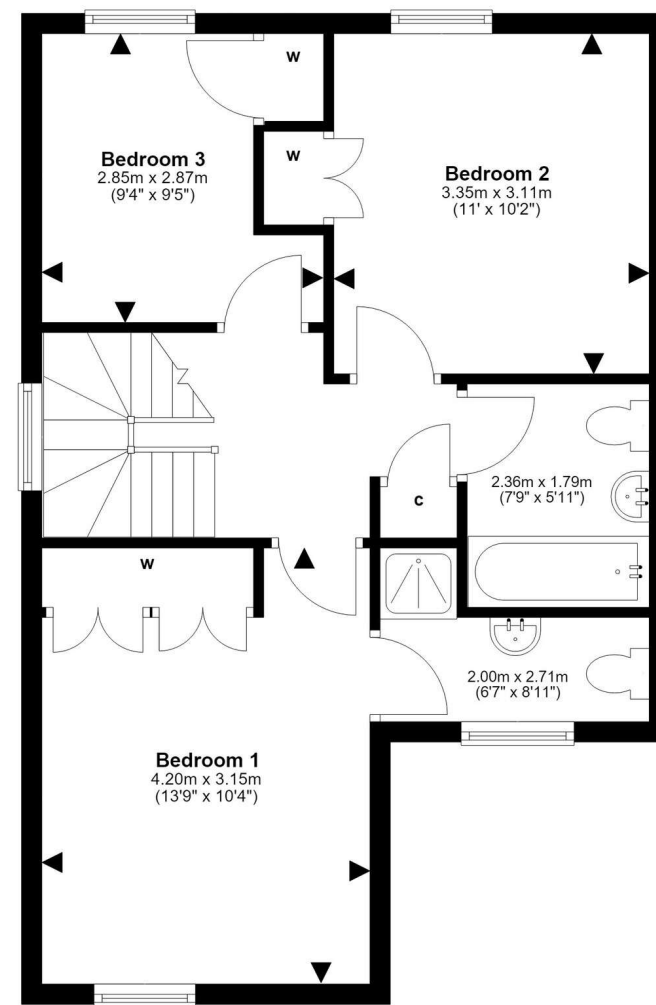


CHARTERED FIRM

Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



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.