



GARDEN STIRLING BURNET

33 FISHERS ROAD, PORT SETON
EAST LOTHIAN, EH32 0EG



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Desirably situated in the delightful seaside town of Port Seton, this two-bedroom mid-terraced house lies just a short distance from beautiful beaches, local shops, a primary school, and bus links connecting to central Edinburgh day and night. The spacious, modern home offers tasteful neutral interiors with ample storage, including a versatile floored attic. An enclosed, perfectly maintained garden with a powered summerhouse enjoys the afternoon sun, whilst a gated driveway provides excellent private parking.

A practical entrance porch leads into the connected living room and kitchen, both spanning the full width of the house and creating an ideal layout for daily life and entertaining, with the kitchen extending onto the garden. The light-filled living room is warmly enhanced by honey-coloured wood flooring and a contemporary living-flame fire. Set beside a sunny dining area, the southwest-facing kitchen is exceptionally well-appointed with beech-toned cabinets and task-lit worktops framed by a neutral brick-style splashback and tiled flooring. In addition to a focal stainless-steel range cooker and hood, the space neatly integrates a fridge, freezer, dishwasher, and washing machine.

FEATURES

- Mid-terraced house in a quiet seaside town setting
- Spacious modern home with bright, neutral interiors
- Practical entrance porch
- Living room with inviting living-flame fire and kitchen access
- Sunny, well-equipped dining kitchen with garden access
- Two double bedrooms with plentiful storage
- Bathroom with bath and separate shower
- Floored attic with scope to develop, subject to consents
- Southwest-facing enclosed garden with terrace and lawn
- Powered summerhouse with two attached stores
- Generous gated driveway
- Gas central heating and double glazing





Upstairs, a bright landing leads to two double bedrooms with fitted wardrobes. The principal bedroom features wall-to-wall storage and soft carpeting, whilst the rear bedroom has stylish wood-look flooring. These are served by a light and airy bathroom with a bath, separate shower, and attractive mosaic tilework. Ladder access from the first floor leads to the large carpeted attic with skylight windows. Offering excellent additional space, with eaves storage, it could be developed into a third bedroom, subject to consents. Gas central heating and double glazing ensure year-round comfort and efficiency.

Externally, the southwest-facing enclosed garden features a dining terrace, neat lawn, and charming chalet-style summerhouse with two attached stores. Equipped with power and lights, the summerhouse is a perfect hobby retreat or quiet home office. To the front, the gated driveway can accommodate up to four cars. Extras: All fitted floor coverings, blinds, light fittings, and appliances are included in the sale.







Port Seton, East Lothian

Situated on the breathtaking East Lothian coast is Port Seton, a beautiful and historic harbour town. There are lovely shore walks, open parks and countryside. With Prestonpans train station close by, people living here can enjoy both the countryside and all the amenities that nearby Edinburgh has to offer. Regular bus services travel from here to Edinburgh and beyond. The area offers some local amenities and a larger selection in neighbouring Prestonpans. For further and extensive shopping, the nearby Fort Kinnaird Retail Park has a wealth of High Street stores. The town has a primary school and the comprehensive Preston Lodge High School is close by. The surrounding area benefits from fitness and outdoor pursuits, including The Mercat Gait Centre - a Sports Centre with an Olympic-sized swimming pool. The Royal Musselburgh Golf Course, Preston Athletic Football Club, Preston Lodge Rugby Club, Preston Village Cricket Club, Preston Lodge Ladies Hockey Club, and the East Lothian Indoor Bowling Club are all on your doorstep.





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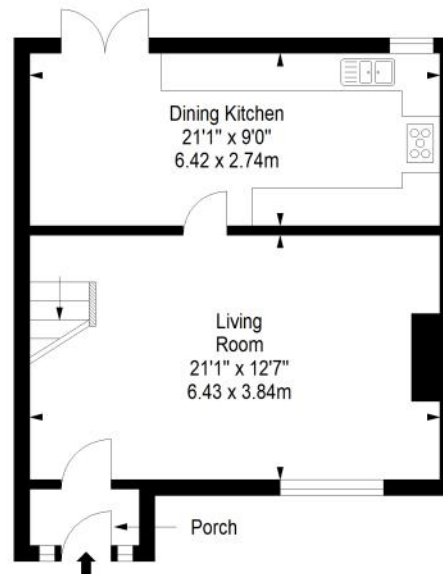
HOUSE SALES

If you have a house to sell, we provide free pre-sales advice, including valuation. We will visit your home and discuss in detail all aspects of selling and buying, including costs and marketing strategy, and will explain GSB Properties' comprehensive services.

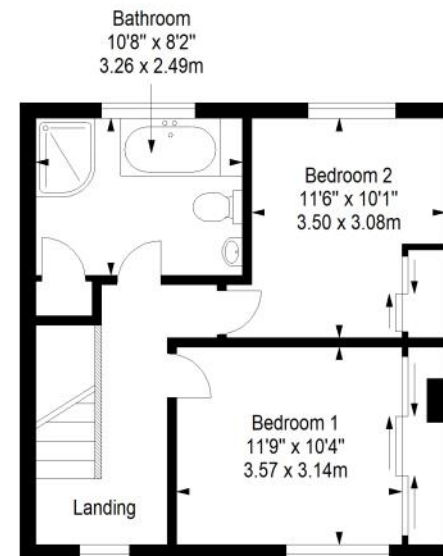
1. While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.
2. Interested parties are advised to note interest through their solicitor as soon as possible in order to be kept informed should a Closing Date be set. The seller will not be bound to accept the highest or any offer.

FLOORPLAN

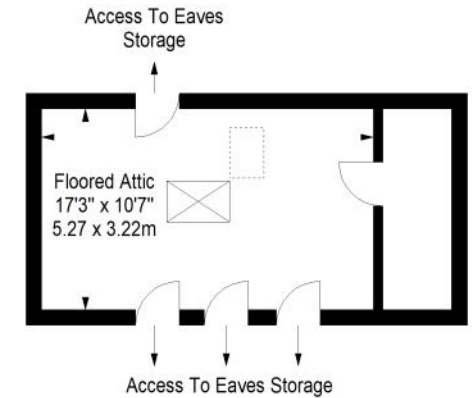
Ground Floor
Approx. 46.4 sq. metres (499.5 sq. feet)



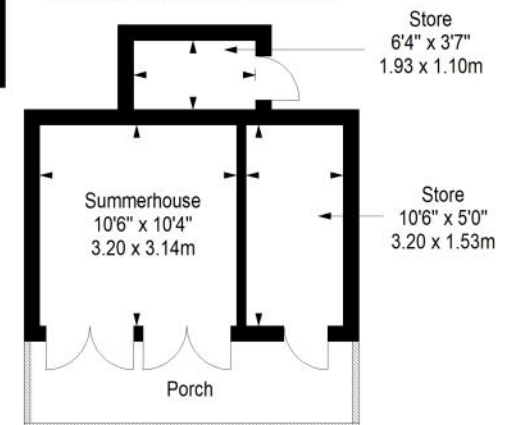
First Floor
Approx. 44.5 sq. metres (479.0 sq. feet)



Attic
Approx. 21.0 sq. metres (226.0 sq. feet)



Summerhouse
Approx. 18.2 sq. metres (195.9 sq. feet)



Total area: approx. 111.9 sq. metres (1204.5 sq. feet)