




GARDEN STIRLING BURNET

35 CASTLE AVENUE

PORT SETON, PRESTONPANS, EH32 0EL



PROPERTY SUMMARY



Set within a popular Port Seton setting, this semi detached house offers a practical two-storey layout, private front and rear gardens, a summerhouse and private driveway parking. Neatly maintained throughout and offering scope for a buyer to personalise, the house combines good family space with useful storage and well-proportioned rooms.

The front door opens into a central hall, leading to a generous living room with patio doors to the garden. The fully fitted, and integrated, modern kitchen comes with ample worktop space and units and also enjoys direct garden access. Upstairs, three bedrooms are arranged off the landing and served by a four-piece family bathroom with both a bath and separate shower. Outside, the private gardens extend to the front and rear, with the rear garden boasting a large summerhouse with an integrated bar/entertainment area.

Extras: All fitted floor and window coverings, light fittings and integrated appliances are included in the sale.





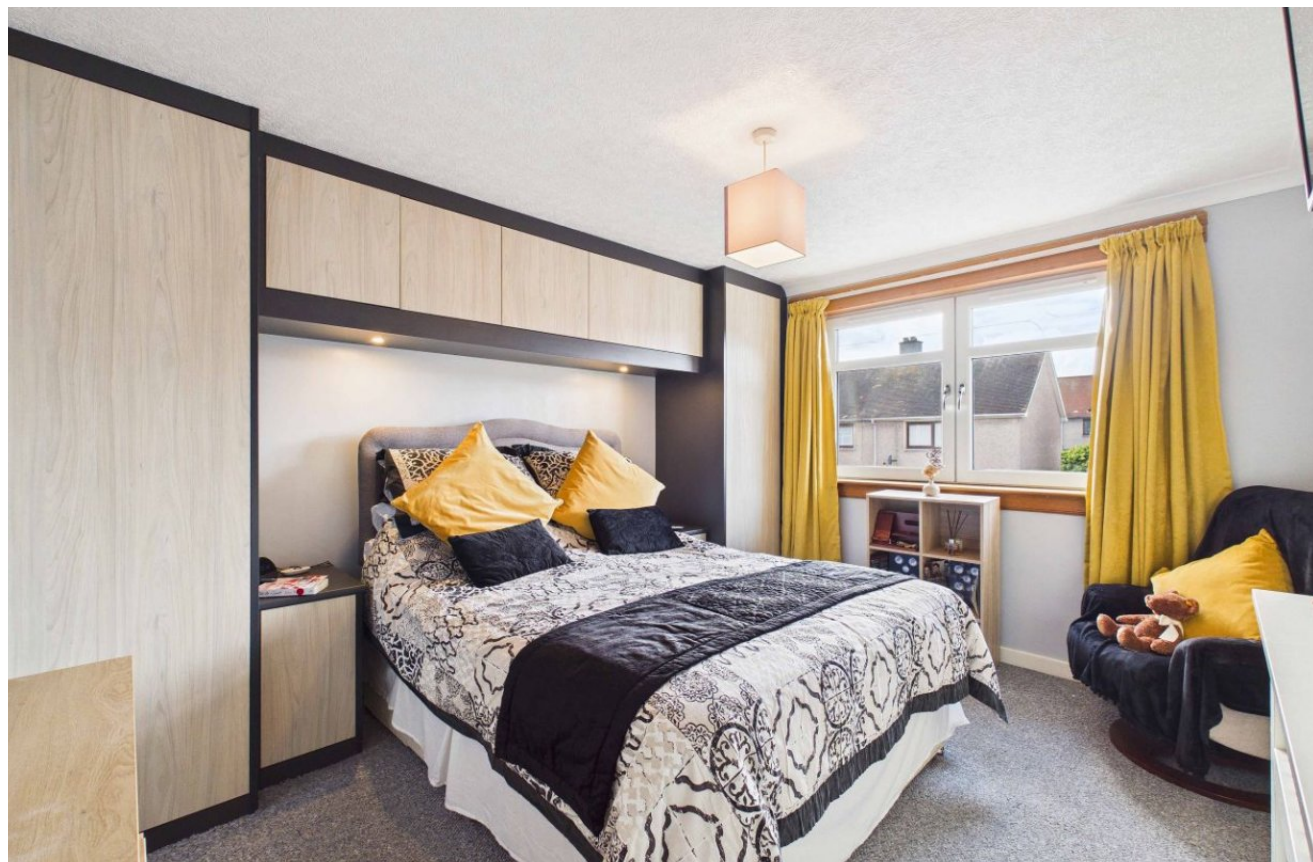
"A three-bedroom semi detached home with gardens and private driveway parking."

FEATURES

- Modern semi detached house in Port Seton
- Practical accommodation over two floors
- Central hall with stair to the upper floor
- Generous living room with patio doors out
- Modern fitted kitchen with rear garden access
- Three first-floor bedrooms
- Bathroom with bath and separate shower
- Private front garden
- Private rear garden with summerhouse
- Private driveway parking
- Gas central heating and double glazing

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CLICK HERE
for a virtual tour of the property



"A practical two-storey home with
three bedrooms and useful family
space."





PORT SETON, EAST LoTHIAN

Situated on the breath-taking East Lothian coast is Port Seton, a beautiful and historic harbour town with lovely shore walks, open parks and countryside on the doorstep.

With Prestonpans train station close-by, people living here can easily enjoy both the countryside and all the amenities that nearby Edinburgh has to offer. Regular bus services also travel from here to Edinburgh and beyond.

The area offers some local amenities, with a larger selection available in neighbouring Prestonpans. For more extensive shopping, nearby Fort Kinnaird Retail Park has a wealth of High Street stores, a multiplex cinema, family-friendly restaurants, and a 24-hour gym.

The town has a primary school and the comprehensive Preston Lodge High School is within easy reach.

The surrounding area benefits from fitness and outdoor pursuits including The Mercat Gait Centre - a Sports Centre with an Olympic size 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 ensure sport for all the family is well-catered for.







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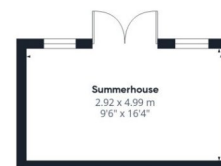


HOUSE SALES

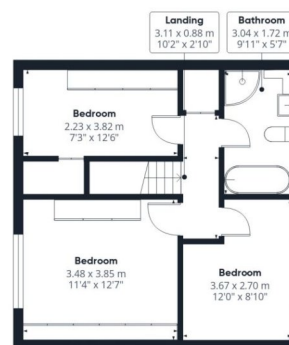
If you have a house to sell, we provide free pre-sales advice, including valuation. We will visit your home and discuss in detail all aspects of selling and buying, including costs and marketing strategy, and will explain GSB Properties' comprehensive services.

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



Main Floor



Floor Level 2



GARDEN STIRLING BURNET

Approximate total area¹⁾
94.2 m²
1013 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.



EPC
RATING



COUNCIL
TAX BAND

