



35 Gosford Road

PORT SETON, PRESTONPANS, EH32 0HD

Property
PARIS STEELE

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PROPERTY DESCRIPTION

Situated in the popular coastal village of Port Seton, provides an ideal space for everyday living and entertaining family and friends. This spacious five-bedroom detached home offers a versatile layout, stylish interiors, a south-east-facing rear garden, and excellent off-street parking.

A driveway and paved garden leads to the front door and into the welcoming entrance vestibule and hallway. To the left, a bright bay-windowed living room features parquet flooring, a dado rail, neutral décor, and a gas-flame fireplace set within a striking mantle, creating a warm and inviting atmosphere.

The east-facing kitchen is designed in a chic monochrome style, with white base units, a tiled splashback, and black quartz-effect worktops. Integrated appliances include a range cooker, while an adjacent utility room provides access to the south-east-facing garden through French doors.

Opposite, a flexible bay-windowed dining room



The principal double bedroom on the ground floor is exceptionally spacious, with room for a cosy seating area and direct access to the garden. Plush carpeting and built-in wardrobes complete this peaceful retreat.

A second double bedroom also benefits from a south-east-facing aspect and garden access, alongside a family bathroom and a separate shower room. Upstairs, three further double bedrooms and a shower room provide additional flexible accommodation.

Externally, the enclosed south-east-facing rear garden is designed for low-maintenance living, featuring paving, decorative stones, and a shed. Along with the sizeable driveway, a detached single car garage offers ample off-street parking.



FIXTURES & FITTINGS

All fitted floor coverings, curtains and blinds integrated range cooker and extractor hood will be included in the sale. Some furniture may be available by separate negotiation.



PROPERTY FEATURES

- Five-bedroom detached home
- Bright and spacious bay windowed living room
- Flexible dining room
- East-facing kitchen
- Utility with rear garden access
- Five double bedrooms
- Family bathroom and two shower rooms
- South-east-facing rear garden
- Driveway and detached garage
- Double glazing
- Gas central heating
- EPC - D
- Council tax band - E
- Tenure - Freehold

PORT SETON

Situated on the picturesque Firth of Forth, 13 miles east of Edinburgh, Port Seton is a small fishing village with a welcoming and friendly community.

Together with neighbouring Cockenzie it boasts an array of amenities perfect for daily shopping needs including a Co-op, chemist, and post office. Residents can find more extensive shopping in nearby Prestonpans as well as at Fort Kinnaird Retail Park which houses well-known eateries such as Pizza Express; high street shops like TK Maxx, Boots, and Primark; and an Odeon multiplex cinema.

For leisure pursuits, Prestonpan's Mercat Gait Sports Centre has a 25m swimming pool and gym. There is easy access to East Lothian's picturesque beaches including Seton Sands and those at Gullane and North Berwick, as well as renowned golf courses at the latter two locations and beyond. The region also offers fantastic opportunities for walks, cycles, and horseriding.

There is a local primary school and the property is within the catchment area for Preston Lodge High School. Additionally, private schooling is available at Loretto in Musselburgh with further choices available in Edinburgh. Commuters will benefit from the convenience of the train station at Prestonpans complete with parking, offering swift links into Edinburgh. For those driving in, Edinburgh's City Centre is approximately a 40-minute journey via the A1.





PARIS STEELE

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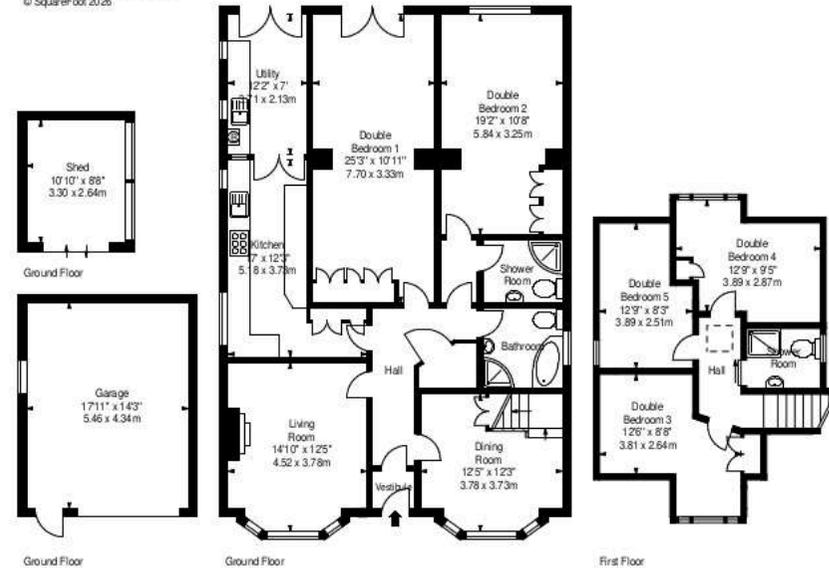
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Property
PARIS STEELE

Gosford Road,
Port Seton,
Prestonpans,
East Lothian, EH32 0HD



Approx. Gross Internal Area
1749 Sq Ft - 162.48 Sq M
Garage & Shed
Approx. Gross Internal Area
351 Sq Ft - 32.61 Sq M
For identification only. Not to scale.
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Please Note:

1. While the foregoing particulars are believed to be correct, no warranty is given as to their accuracy, and it will be for the intending purchasers to satisfy themselves on these matters prior to the conclusion of missives. All sizes are approximate.
2. The Home Report and more information for this property is available from www.parissteele.com
3. Interested parties are advised to have their interest noted with the Selling Agents so that they may be advised of any closing date. The seller will not be bound to accept the highest or any offer submitted at a closing date. Please submit offers by email to property@parissteele.com or by post to: Paris Steele, 35 Westgate, North Berwick, EH39 4AG.
4. From 1st February 2022, residential properties in Scotland are required by law to have a system of interlinked smoke alarms, carbon dioxide detectors and heat detectors installed. No warranty is given by the Seller on compliance with this legislation and the Seller does not warrant the condition of any systems or appliances of a working nature included in the price.

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