

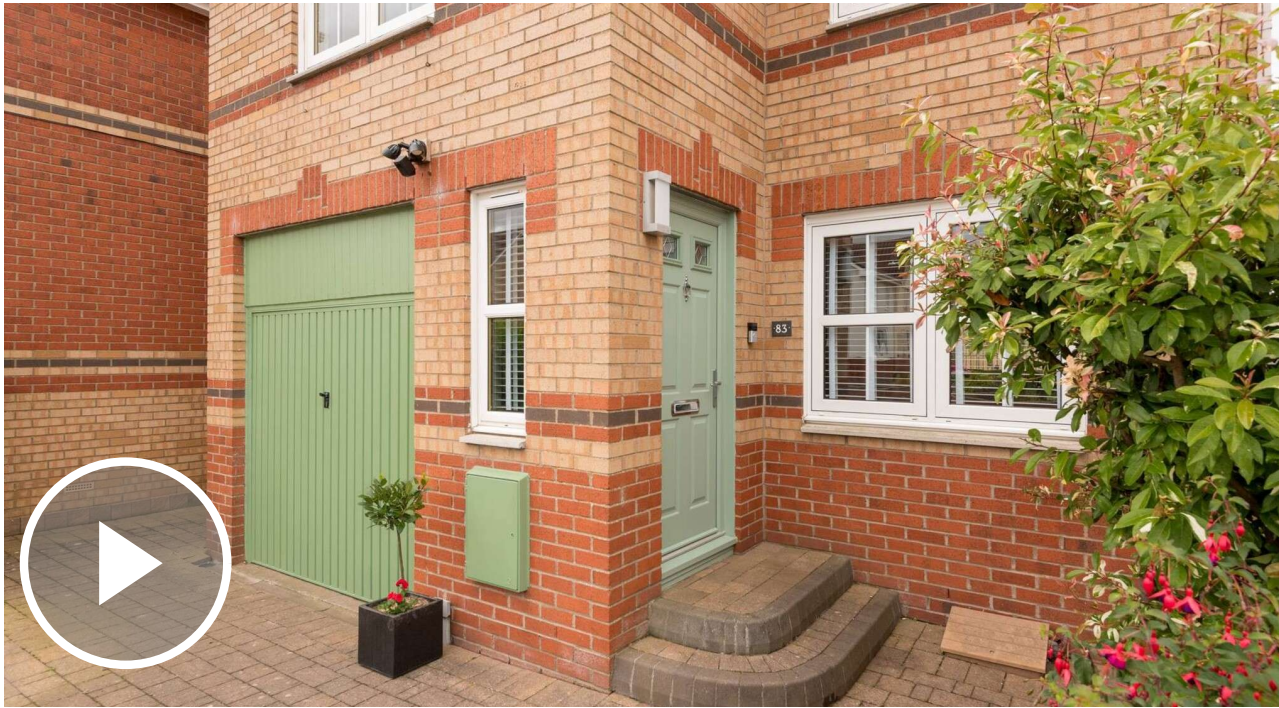


83 Rowanhill Drive

PORT SETON, EH32 0SX

Property
PARIS STEELE

01620 497497 | parissteele.com



PROPERTY DESCRIPTION

Beautifully presented throughout and boasting a stunning landscaped west-facing garden, this three-bedroom detached home enjoys a popular setting in Port Seton, making it an ideal choice for growing or established families.

A private driveway leads to the welcoming entrance vestibule and into the bright and generously proportioned east-facing sitting room. With attractive wooden flooring and a striking feature wall it is stylish yet comfortable. An elegant archway leads seamlessly into the dining room, where French doors open onto the beautifully landscaped rear garden, offering the perfect setting for entertaining or everyday family living. The adjoining contemporary bathroom.

Upstairs, the property offers three impressive double bedrooms, all enjoying excellent natural light from east- and west-facing aspects. The spacious principal bedroom benefits from built-in wardrobes and a well-appointed en-suite shower room, while the remaining bedrooms are served by a modern family bathroom.





Externally, the impressive west-facing rear garden has been thoughtfully landscaped to create a tranquil outdoor retreat, featuring a manicured lawn, premium sandstone paving, and borders. An integral garage, together with the driveway, provides excellent off-street parking.

Additional Information: The property is factored by James Gibb Property Management. Charges are approximately £160 per year to manage common ground gardening and maintenance of the development including the various play parks.

FIXTURES & FITTINGS

All fitted floor coverings, light fittings (excluding primary bedroom and lounge), curtains and blinds, integrated hob, extractor hood, microwave, grill and oven, and washing machine will be included in the sale.

The lounge unit and surround sound speakers can be included if desired.

The sofa, coffee table, and surround sound amplifier can be included by negotiation.





PROPERTY FEATURES

- Three-bedroom detached home
- East-facing sitting room
- West-facing dining room opening to the rear garden
- Stylish kitchen and utility
- Three double bedrooms, one with en-suite
- Family bathroom and guest WC
- Enclosed west-facing rear garden
- Driveway and integral garage
- Double glazing
- Gas central heating
- EPC - C
- Council tax band - E
- Tenure - Freehold
- Annual Service Charge - Approximately £160 per year

PORT SETON

Situated on the picturesque Firth of Forth, 13 miles east of Edinburgh, Port Seton stands out as a popular small coastal town with a welcoming and friendly community.

Together with neighbouring Cockenzie and Prestonpans, it boasts an array of amenities perfect for daily shopping needs including a Co-op, chemist, post office, and Lidl supermarket.

Residents can find more extensive shopping in nearby Musselburgh and Portobello 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, the Mercat Gait Sports Centre in Prestonpans 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 in Cockenzie 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.





Rowanhill Drive,
Port Seton,
Prestonpans,
East Lothian, EH32 0SX



Approx. Gross Internal Area
957 Sq Ft - 88.91 Sq M
Garage
Approx. Gross Internal Area
136 Sq Ft - 12.63 Sq M
For identification only. Not to scale.
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PARIS STEELE

Thinking of selling your existing property?

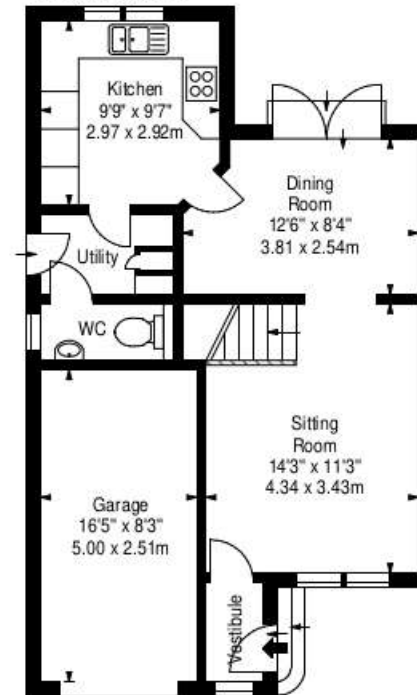
Our experienced and locally based property and legal teams are here to help

- Free property valuations
- Competitive feeds for a bespoke personal service
- Extensive marketing on the leading property portals
- Comprehensive use of social media
- Clear and practical advice

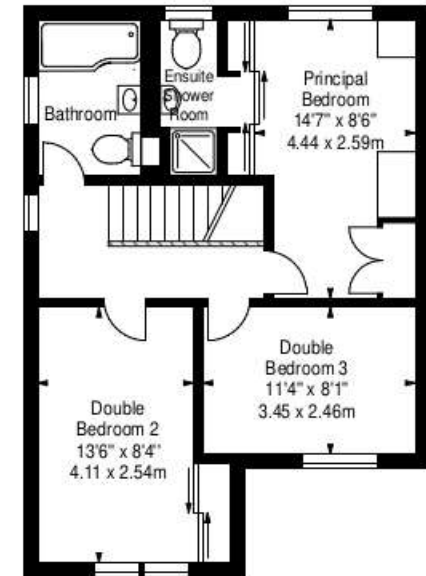
Let's Talk

01620 497 497

property@parissteele.com



Ground Floor



First Floor

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.

Property
PARIS STEELE

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