



7 ROWANHILL PARK

Port Seton, Prestonpans, EH32 0ST



2
Public Room



3
Bedrooms



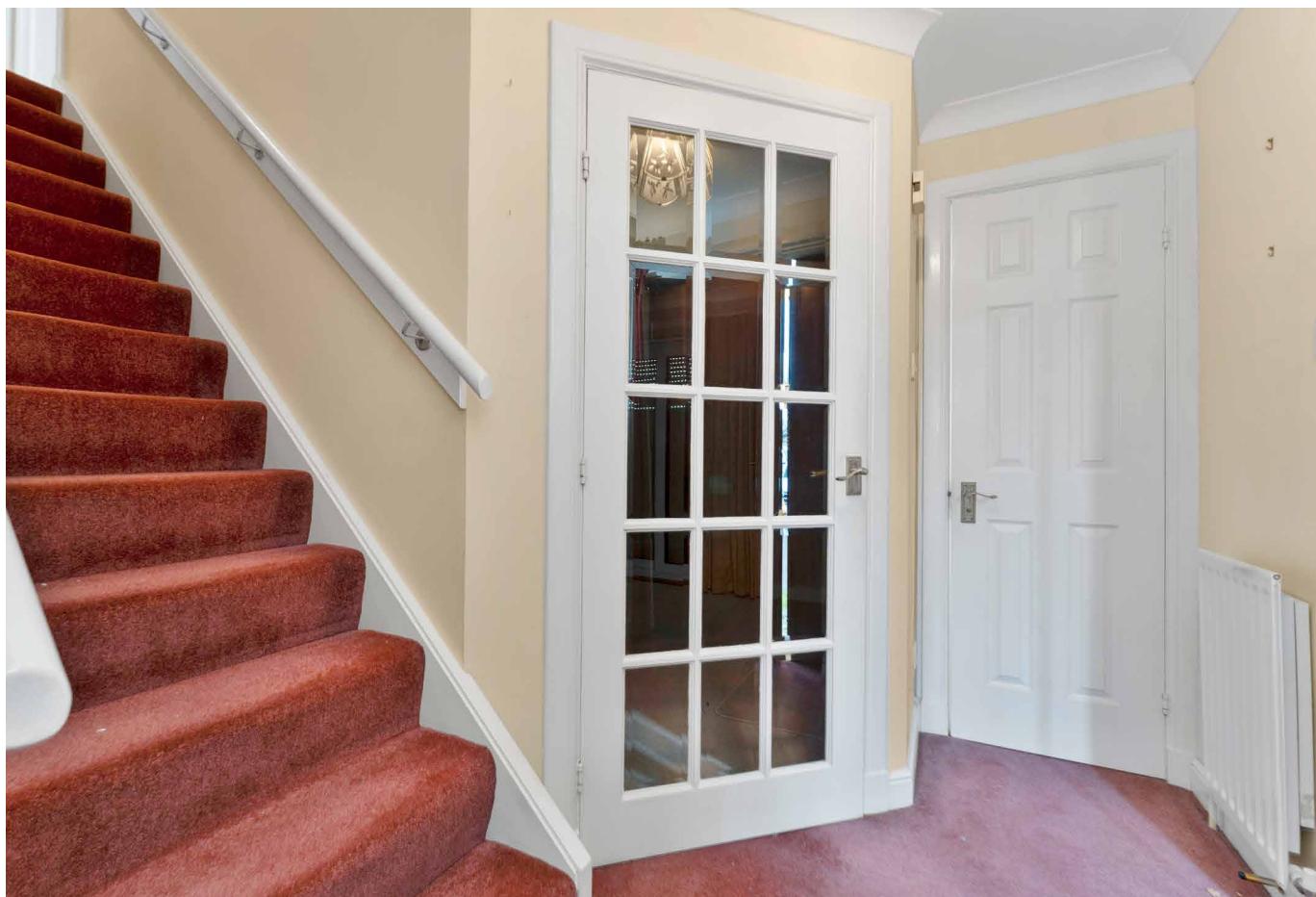
2
Bathroom



7 ROWANHILL PARK

Introducing a three-bedroom detached house which offers bright and spacious rooms with light decoration throughout. This charming home further benefits from two reception areas, a well-appointed kitchen, and a family bathroom, en-suite, and WC. In addition, it has private parking for two cars and a suntrap garden that is enclosed by a high wall, ensuring excellent privacy. The property will appeal to anyone seeking a coastal lifestyle in East Lothian, just a short 30-minute drive from Edinburgh city centre.

Located in the heart of Port Seton, the home offers easy access to the seafront and delightful coastal walks, while also being within swift reach of the surrounding countryside. There are excellent amenities close by too, including a local supermarket as well as further shopping facilities in the neighbouring town of Prestonpans. Adding to its appeal, the long golden beaches of Seton Sands and Longniddry Bents are both nearby, ensuring lots of walking opportunities among picturesque surroundings.







C

EPC
RATING

E

COUNCIL
TAX BAND

VIEWING
By appointment only
with Gilson Gray on
01620 893 481

Features

- A spacious detached house with lightly decorated interiors
- Situated in the coastal town of Port Seton
- Welcoming entrance hall with a convenient WC
- Southeast-facing living room with patio doors to garden
- Good-size dining room connected to the hall and kitchen
- Well-appointed kitchen with understairs storage
- Principal suite with built-in wardrobe and en-suite shower room
- Two additional bedrooms with built-in wardrobes
- Bright three-piece family bathroom with handheld shower
- Fully-enclosed garden with a southeast-facing aspect
- Private driveway and an integral single garage







Extras: All existing furniture and white goods are available for inclusion in the sale.

Please note, no warranties or guarantees shall be provided in relation to any of the services, moveables, and/or appliances included in the price, as these items are to be left in a sold-as-seen condition.

Factor: The factor is managed by James Gibb Factors at an approximate monthly cost of 13.00.

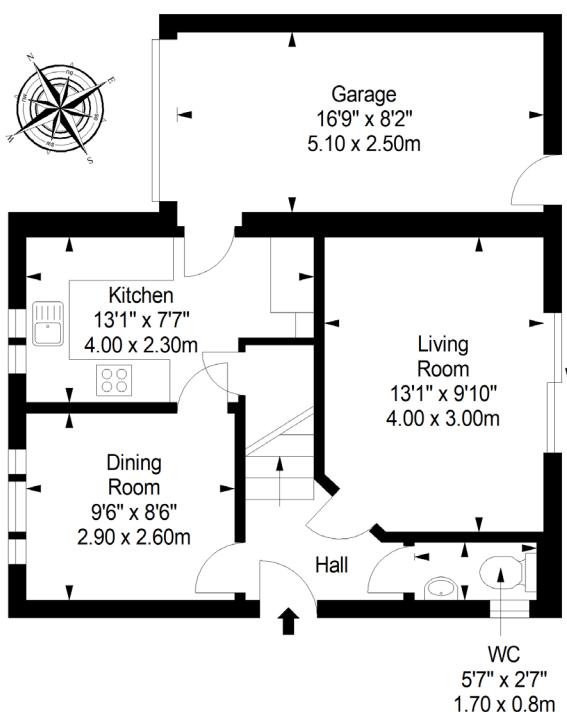


PORT SETON, EAST LOTHIAN

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.

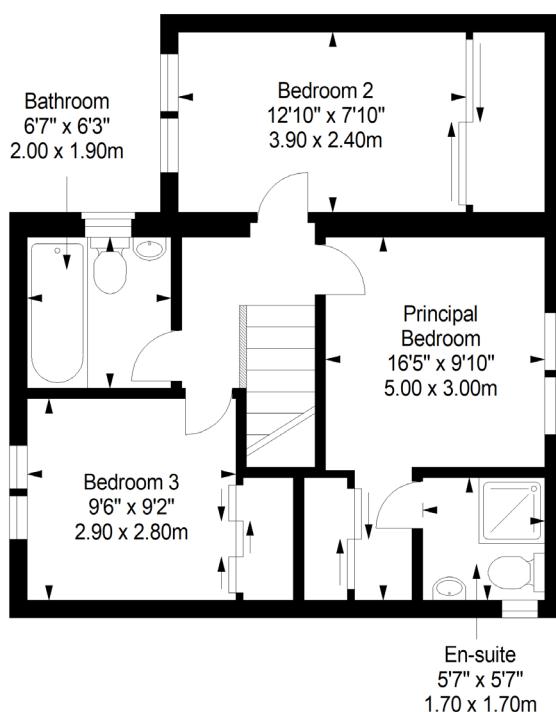
Ground Floor

Approx. 50.9 sq. metres (547.9 sq. feet)



First Floor

Approx. 50.9 sq. metres (547.9 sq. feet)



Total area: approx. 101.8 sq. metres (1095.8 sq. feet)



These particulars were prepared on the basis of our own knowledge of the local area and, in respect of the property itself, information supplied to us by our clients; all reasonable steps were taken at the time of preparing these particulars to ensure that all details contained in them were accurate. All statements contained in the particulars are for information only and all parties should not rely upon them as statements or representations of fact. In particular, (a) descriptions, measurements and dimensions, which may be quoted in these particulars are approximate only and (b) all references to conditions, planning permission, services, usage, constructions, fixtures and fittings and movable items contained in the property are for guidance only. Our clients may instruct us to set a closing date for offers at short notice and therefore if you wish to pursue interest in this property, you should immediately instruct your solicitor to note interest with us. Our clients reserve the right to conclude a bargain for the sale of the above subjects or any part thereof ahead of a notified closing date and will not be obliged to accept either the highest or indeed any offer for the above subjects or any part thereof. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order.