

COULTERS<sup>©</sup>

# 24 SYCAMORE AVENUE

PORT SETON, EAST LOTHIAN, EH32 0UA

 3 BED  1 BATH  1 PUBLIC



## TAKE A LOOK INSIDE

24 Sycamore Drive is an attractive semi-detached home offering a wonderful balance of indoor comfort and outdoor space, complete with a private driveway, a generous front garden, and a beautifully positioned south-west facing rear garden.

Inside, the property welcomes you with a bright and inviting sitting room, featuring a charming fireplace that creates a cosy focal point, alongside a large understair cupboard providing excellent storage.



## KEY FEATURES



Exceptionally bright and spacious semi-detached house.



Three bedrooms.



Well maintained private garden.



Driveway parking for two cars.



Nearby great transport links.



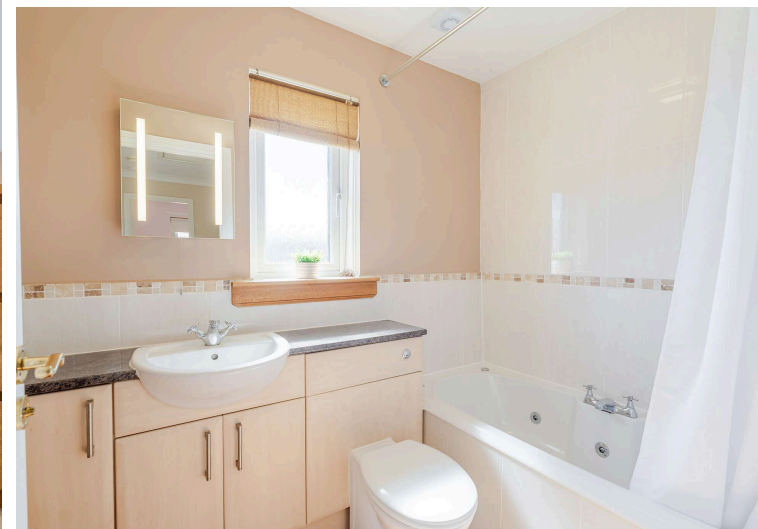
Close to local amenities in Port Seton.



EPC Rating - C

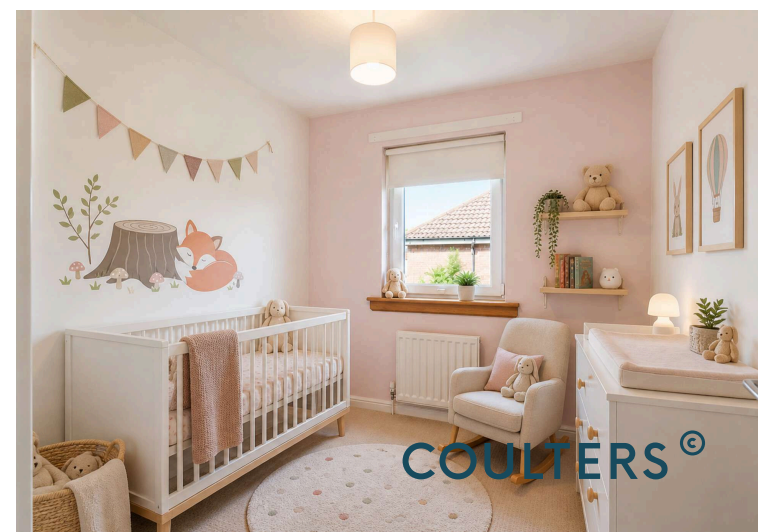


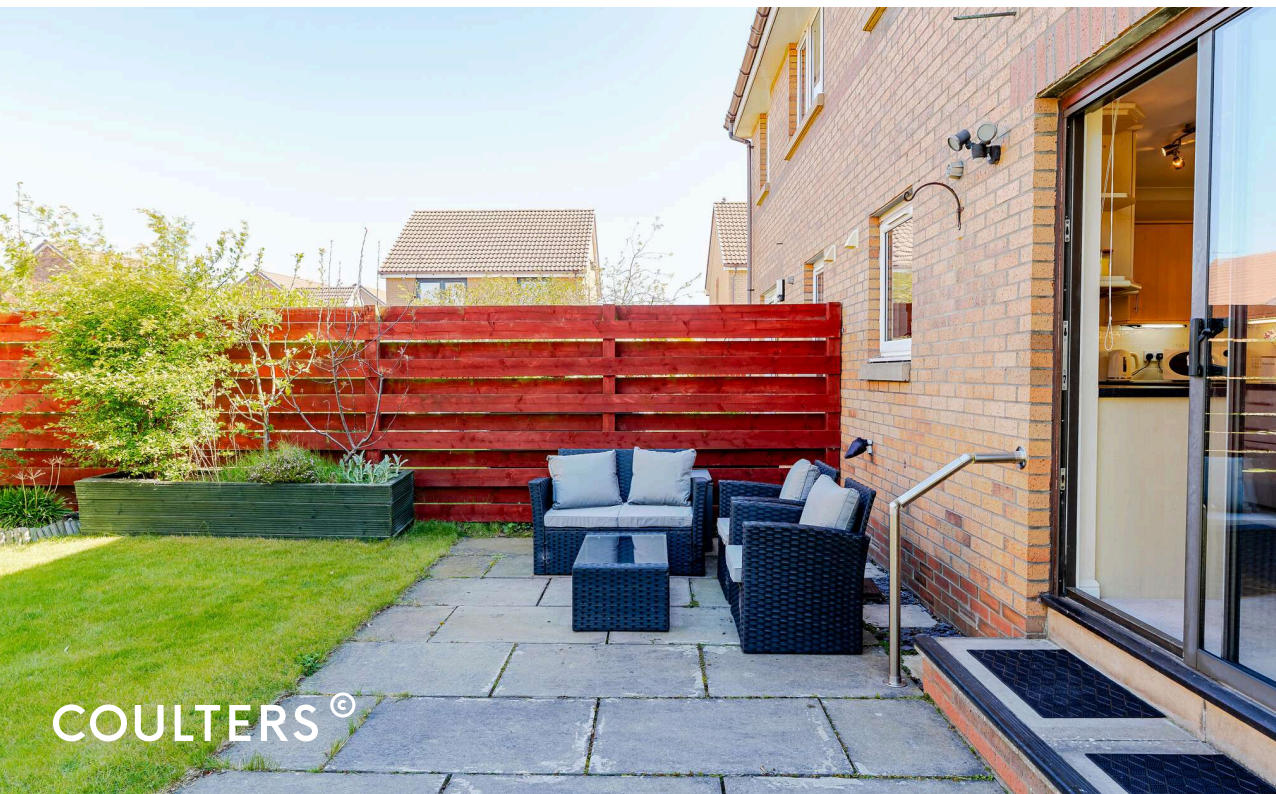
Council Tax Band - E



From here, the home flows naturally into a well-appointed kitchen with dining space, offering ample work surfaces, plentiful storage, and integrated appliances. The kitchen also provides direct access to the private rear garden, making it ideal for both everyday living and entertaining. Upstairs, there are three well-proportioned bedrooms, two of which are spacious doubles benefiting from built-in storage. A stylish three-piece family bathroom completes the accommodation, enhanced by a luxurious jacuzzi bath for added comfort.

Externally, the rear garden is a true highlight, generous in size and thoughtfully arranged with a lawn area, dedicated dining space, excellent shed storage, and a charming summer house-perfect for relaxing or hosting during the warmer months.





## THE LOCAL AREA

Port Seton and neighbouring Cockenzie are charming East Lothian fishing villages with working harbours on the Firth of Forth. Along with coastal walks, residents enjoy access to stunning beaches and world-class golf courses including those at Muirfield and Archerfield near to the picturesque towns of Gullane and North Berwick.

Other recreational opportunities include those at the Mercat Gait Centre in Prestonpans, and Meadowmill Sports Centre featuring hockey, rugby, and football pitches along with a performance gym. Fort Kinnaird Retail Park with its multi-plex cinema, high street stores, and casual dining options is a short journey away. There is a local Co-op for daily shopping needs whilst Prestonpans has a Lidl and other retailers.

Local schooling includes Cockenzie Primary School and Preston Lodge High School whilst private options such as Loretto in Musselburgh and Belhaven Hill in Dunbar are in easy reach.

The train station in Prestonpans offers regular links between Edinburgh and North Berwick, and there is easy access to Edinburgh by car, bus and night bus via the A1 and City Bypass.

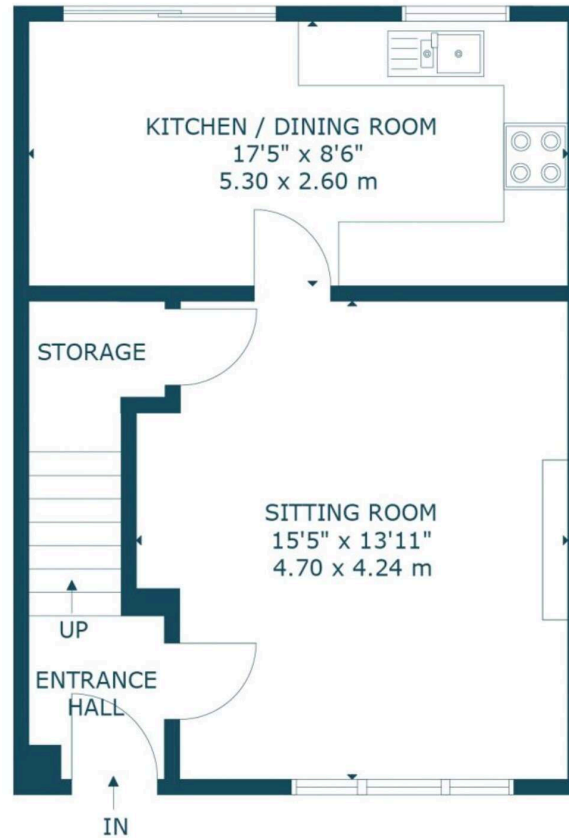
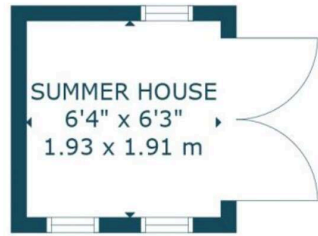
### EXTRAS

All blinds, curtains, light fittings, fitted flooring and integrated appliances are included in the sale price. All furniture is available by separate negotiation.

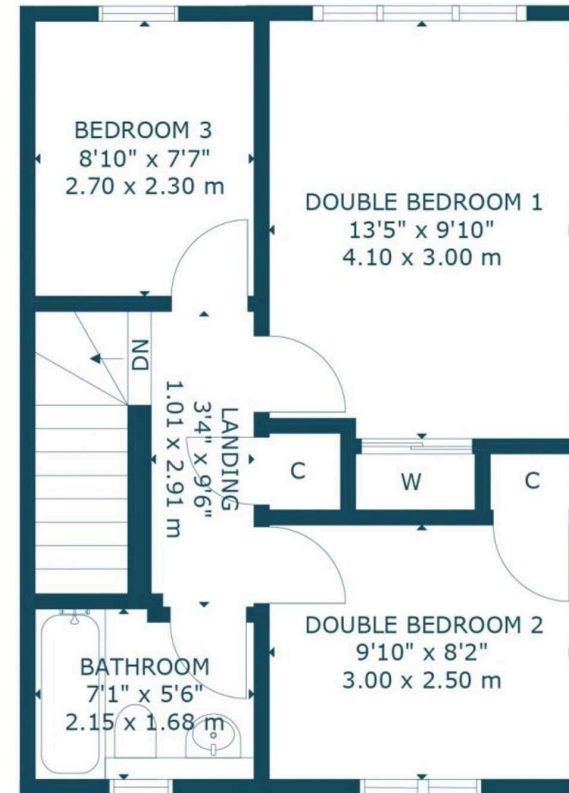
Please note some images have been virtually staged.

**HOME REPORT VALUATION: £270,000**





GROUND FLOOR



FIRST FLOOR



24 SYCAMORE AVENUE, PORT SETON, EH32 0UA  
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 828 SQ FT / 77 SQ M  
SUMMER HOUSE 40 SQ FT / 4 SQ M  
All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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## GET IN TOUCH

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## LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.