



GARDEN STIRLING BURNET

**49 ROWANHILL DRIVE**  
PRESTONPANS, PORT SETON, EH32 0SX



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Welcome to a modern two-bedroom end-terrace house in Port Seton, which offers easy access to the beautiful coastline and surrounding countryside. Part of a family-friendly development set near a large public park, this home has a superb location that will appeal to anyone seeking a coastal residence in commuting distance of Edinburgh. The home itself is in move-in condition too, enjoying bright and spacious interiors with attractive décor and quality finishings throughout. It boasts a south-facing reception room, a well-appointed kitchen, and a three-piece bathroom. In addition, it has private parking and beautiful gardens.

Inside, you are greeted by a hall with neutral decoration and half-height wood panelling. It is a lovely introduction that sets the interior standards. Directly ahead is the living/dining room. Here, a soothing neutral palette is combined with a light wood-toned floor, working together to amplify the airy ambience. The space is well proportioned for comfy furnishings and it is fronted by south-facing French doors, flowing out into the rear garden – the ideal setup for summer entertaining. In the kitchen, a Shaker-inspired design and subtle colour palette create a modern look. It has generous cabinet storage and workspace, as well as easy-clean splashbacks, and integrated and freestanding appliances.

## FEATURES

- A modern end-terrace house that is move-in ready
- Part of a family-friendly development
- Desirable location in popular Port Seton
- Proximity to the countryside and coast
- Attractive decoration and quality finishings
- Welcoming entrance hall
- Living/dining room with south-facing French doors
- Shaker-inspired kitchen that is well appointed
- Two double bedrooms (one with storage)
- Bright bathroom with a three-piece suite
- Well-kept front and south-facing rear gardens
- Private double driveway for off-street parking
- Gas central heating and double glazing





From the hall, a staircase leads upstairs to the two double bedrooms, both of which are lightly decorated and laid with easy-to-maintain flooring. The principal bedroom also enjoys a south-facing aspect, while the second bedroom has the benefit of built-in storage. Completing the home is a bright three-piece bathroom with an over-bath shower. Gas central heating and double glazing ensure year-round comfort.

Outside, the property has carefully maintained gardens to the front and rear adding to its appeal. Furthermore, the rear garden is fully enclosed, enjoying a neat lawn and patio, as well as a suntrap, south-facing aspect. There is also a private double driveway for off-street parking.

Extras: all fitted floor and window coverings, light fittings, integrated kitchen appliances, a fitted microwave, a freestanding fridge/freezer, a washing machine, and the bedroom wardrobes to be included.







### 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.







OFFERS TO:  
22 Hardgate  
Haddington  
EH41 3JS

Tel: 01620 825 368  
Fax: 01620 824 671

DX540733 Haddington

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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

