



  
GARDEN STIRLING BURNET

**HOPE COTTAGE, 6 COPE LANE**  
PORT SETON, PRESTONPANS, EH32 0DP

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Welcome to a stone-built detached cottage with three double bedrooms, offering spacious accommodation and a sought-after coastal lifestyle just moments from Port Seton Harbour. Part of a conservation area, this charming and beautifully presented home further boasts a large living/dining room with a southwest-facing aspect, a versatile conservatory, a well-appointed kitchen, and two bathrooms. It also has a family-friendly garden that is carefully landscaped. It is a wonderful home for families and anyone seeking a relaxed setting by the sea.

Stepping inside, you are greeted by an entrance hall that leads right into the living and dining room. This large reception area spans over 237 square feet offering plenty of room for a wide choice of furnishings. It elegantly pairs neutral décor with a subtle accent wall and varnished wooden floorboards, creating an inviting aesthetic which is enhanced by a picture rail and a cosy log-burning stove. A shelved recess adds practicality, while dual-aspect windows ensure a flood of daily sun. An openly accessed conservatory brings even more light into the space, providing a delightful area for unwinding amidst the garden ambience. Meanwhile, the Shaker-inspired kitchen has cream-coloured cabinets and stone-inspired worktops backed by matching splashbacks.

## FEATURES

- An attractive stone-built detached cottage
- Part of the Port Seton conservation area
- Just moments from the seafront and harbour
- Welcoming entrance hall
- Large living/dining room with a log burner
- Openly accessed conservatory
- Well-appointed, Shaker-inspired kitchen
- Bright landing with an airing cupboard
- Three spacious double bedrooms
- Three-piece en-suite bathroom
- Three-piece family shower room
- Landscaped garden that is enclosed
- Unrestricted on-street parking
- Gas central heating

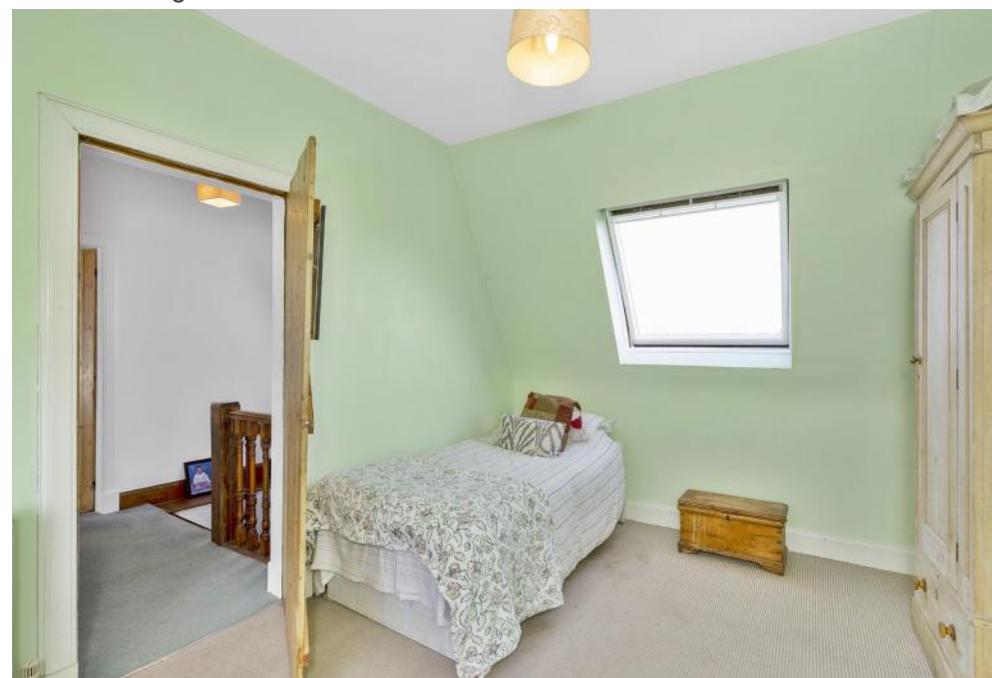




The kitchen offers excellent storage and workspace, as well as a range of integrated appliances and access to the rear garden. There is also a neighbouring three-piece shower room with a lovely dolphin-themed stained-glass window. The principal bedroom completes the ground floor, providing a generously proportioned room which is supplemented by built-in storage and a three-piece en-suite bathroom. The two remaining bedrooms are upstairs, off a bright landing with an airing cupboard. They are also spacious doubles which are attractively presented.

Outside, there is a sizeable rear garden which is enclosed by a traditional stone wall. Beautifully kept, it features a central lawn, designated plant beds, a pond, and a decked bay for relaxing and dining in the sun. Parking in the area is on street and unrestricted.

Extras: all fitted floor and window coverings, light fittings, integrated appliances (oven, gas hob, extractor hood, and fridge/freezer), and a washing machine to be included in the sale.







### 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.







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1. While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.  
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

