

1 ALDER ROAD

Port Seton, Prestonpans, East Lothian EH32 0UN

SUBSTANTIAL

five-bedroom detached family house



GILSON GRAY

LAW • PROPERTY • FINANCE

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Situated on the breath-taking East Lothian coast is Port Seton, a beautiful and historic harbour town



PROPERTY NAME

1 Alder Road

LOCATION

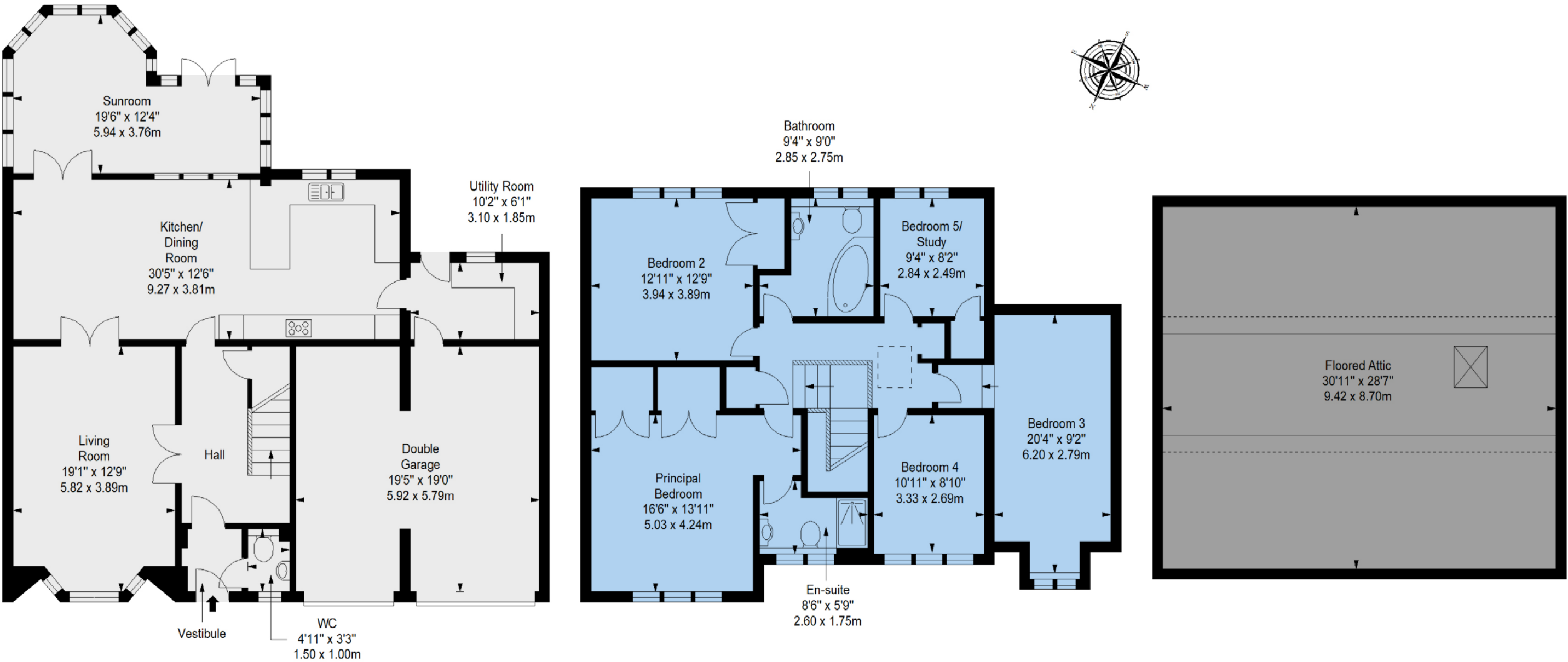
Prestonpans, East Lothian EH32 0UN

GROUND-FLOOR FIRST-FLOOR EXTERNALS

APPROXIMATE TOTAL AREA:

319.4 sq. metres (3438.1 sq. feet)

The floorplan is for illustrative purposes.
All sizes are approximate.



SUBSTANTIAL FIVE-BEDROOM DETACHED FAMILY HOUSE



Offering outstanding space inside and out, this substantial five-bedroom detached house in coastal Port Seton combines beautifully proportioned accommodation with a wonderfully established garden. Highlights include a formal living room, an expansive kitchen, dining and family room, a sunroom, a principal en-suite and versatile floored attic. An integral double garage and generous private driveway complete this impressive family home.

GENERAL FEATURES

Substantial five-bedroom detached family house
Established residential setting in coastal Port Seton
Excellent local amenities and shoreline walks nearby
Convenient road, bus and rail connections to Edinburgh
Generously proportioned and versatile accommodation
Attractive neutral interiors with excellent natural light
EPC Rating - C | Council Tax band - G

ACCOMMODATION FEATURES

Entrance vestibule and welcoming central hall
Spacious bay-windowed living room
Expansive open-plan kitchen, dining and family room
Extensive cabinetry and large island with breakfast seating
Impressive south-facing sunroom with French doors
Separate utility room with external access
Convenient ground-floor WC
Generous principal bedroom with fitted wardrobes
Principal en-suite shower room
Three further double bedrooms
Fifth bedroom or dedicated home office
Family bathroom with corner spa bath and overhead shower
Excellent landing storage
Substantial floored attic

EXTERIOR FEATURES

Large, established and enclosed rear garden
Lawn, paved seating areas and colourful planted borders
Greenhouse
Wide private driveway with ample parking
Integral double garage with internal access
Gas central heating and double glazing



A BRIGHT AND WELCOMING ENTRANCE



Perfectly placed for coastal living

Enjoying an established residential setting in the popular harbour town of Port Seton, this substantial detached home offers outstanding space for family life. Local amenities, schooling and shoreline walks are within easy reach, while nearby Prestonpans provides shopping and rail links into Edinburgh.

The entrance opens into a vestibule and central hall, where neutral décor and light wood-effect flooring create a fresh first impression. The hall connects the principal ground-floor rooms with the integral double garage, while a convenient WC completes the arrangement.

SPACIOUS LIVING ROOM



Generous space for everyday relaxation

Extending to almost 20 feet, the living room is a spacious yet comfortable reception area. A broad front-facing bay window draws in abundant natural light, while soft carpeting creates an inviting setting for relaxation. Glazed double doors enhance the sense of flow while allowing the room to remain separate from the home's sociable family spaces.





The heart of the home

Forming the convivial heart of the home, the kitchen, dining and family room stretches the entire width of the house. Extensive white cabinets, dark worktops and a large central peninsula with bar seating provide excellent preparation and storage space. Beyond the kitchen, there is ample room for dining and comfortable seating, with glazed doors opening into the sunroom. Overlooking the garden, this bright additional reception room features a pitched glazed roof and French doors onto the terrace. A separate utility room provides laundry facilities and useful external access.



EXPANSIVE KITCHEN, DINING & FAMILY ROOM





A spacious principal suite

The first floor is arranged around a bright landing with useful cupboard storage. Generously proportioned and equipped with fitted wardrobes, the principal bedroom enjoys a private en-suite shower room with a shower enclosure, WC, washbasin and fitted storage.



FOUR FURTHER

flexible bedrooms

Four further bedrooms provide excellent flexibility for family members, guests and home working. The especially spacious third bedroom extends above the garage, two further rooms are comfortable doubles and the fifth is ideal as a child's room or study. A substantial floored attic provides an exceptional amount of additional storage.





THE BATHROOMS

Stylish bath and shower facilities

Serving the additional bedrooms, the bright family bathroom benefits from a corner spa bath, with an overhead rainfall shower, WC and washbasin. Together with the principal en-suite and ground-floor WC, it ensures excellent everyday practicality. Gas central heating and double glazing ensure year-round comfort.





GARDEN & PARKING

The south-facing enclosed rear garden is arranged with a broad lawn, paved terraces and colourful planted borders, complemented by mature trees and shrubs. A greenhouse adds practical appeal, while the sunroom provides an easy transition between inside and out. At the front, a wide driveway offers ample parking and leads to the integral double garage.

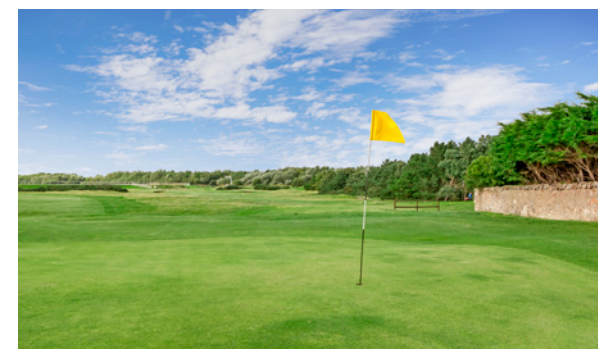
Established garden and excellent private parking





Extras: All fitted floor coverings, window coverings, light fittings, and integrated appliances are included in the sale. Integrated appliances include oven, induction hob and extractor, fridge-freezer and dishwasher.

PORT SETON



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. Edinburgh is less than 20 minutes away by train and around the same travel time by car via the A1, while 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, while Loretto School in Musselburgh offers private education at both primary and secondary level. The surrounding area benefits from fitness and outdoor pursuits, including The Mercat Gait Centre – a sports centre with an Olympic-sized swimming pool, a sauna, a steam room, and a hydrotherapy pool, as well as a gym and a dance studio. 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 are all on your doorstep too, ensuring sport for all the family is well-catered for.



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