



GARDEN STIRLING BURNET

6 CHESTNUT GROVE

PORT SETON, PRESTONPANS, EAST LOTHIAN, EH32 0UB



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Introducing an executive four-bedroom detached house which is in excellent decorative order. Offering lots of space and storage, it boasts three reception areas and three washrooms, as well as a family-friendly garden and private parking for two cars. Nestled at the end of a peaceful cul-de-sac, this outstanding property also enjoys a desirable position in the quaint coastal town of Port Seton. It is close to a public park, amenities, and the local primary school. Plus, this family home is within easy reach of the surrounding countryside and the seafront.

Inside, a hall welcomes you, offering built-in storage and a convenient WC before turning right into the living room. Finished in neutral hues, this spacious room provides an attractive blank canvas. It sees lots of natural light from oversized windows and it can accommodate an excellent choice of furnishings. Next door is a formal dining room for sociable meals together. This space is well proportioned and it opens out into a lovely conservatory, which is perfect for soaking up the garden ambience. Accessed from the dining room or the hall, the dining kitchen has a spacious footprint for casual dining. It is generously appointed with cabinets and it has sweeping, downlit worksurfaces too. An oven and ceramic hob are integrated, with a freestanding fridge/freezer and a washing machine also included.

FEATURES

- An executive detached house
- Peaceful cul-de-sac setting in Port Seton
- Attractive interior design throughout
- Welcoming hall with storage and a WC
- Bright and spacious living room
- Well-proportioned formal dining room
- Conservatory with rear garden access
- Generously appointed dining kitchen
- Four double bedrooms with built-in wardrobes
- Quality 3pc en-suite shower room
- 3pc family bathroom with handheld shower
- Well-kept gardens to the front and rear
- Private driveway and integral garage
- Gas central heating and double glazing





The four double bedrooms are on the first floor. Each room enjoys spacious proportions and a large built-in wardrobe, as well as attractive décor and soft carpeting. In addition, the principal bedroom has a quality en-suite shower room. A three-piece family bathroom, with a handheld shower, finishes the accommodation. Gas central heating and double glazing ensure year-round comfort.

Outside, the home has well-kept gardens to the front and rear. Ideal for families, the rear garden is fully enclosed, offering a large lawn and a neat patio area all framed by mature plants. Off-street parking is provided via a private driveway and an integral garage, with access to the hall.

Extras: all fitted floor and window coverings, light fittings, integrated kitchen appliances, a 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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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

