



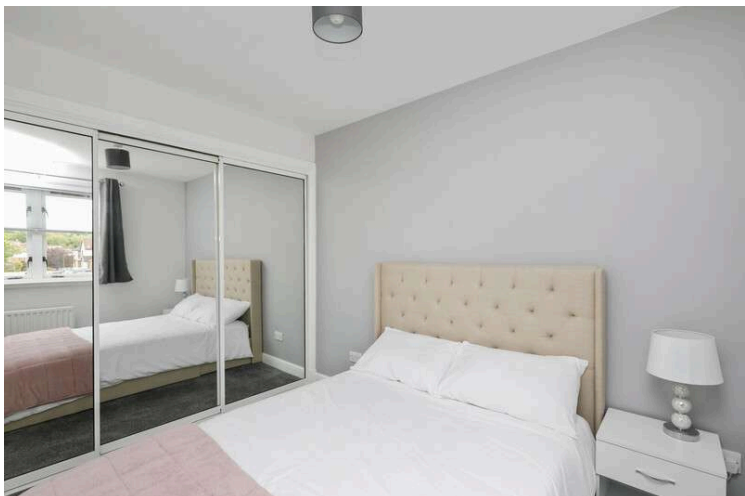
91 Rowanhill Drive, PORT SETON, EH32 0SX

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Delighted to offer to the market this fabulous semi detached family size house. All rooms are of generous proportions and is tastefully decorated throughout. The accommodation briefly comprises: vestibule entrance leading to the dining/family room; lounge with patio doors to the garden and a twin window formation giving good natural light; modern kitchen with a good range of wall and base units; ample worktop space with attractive tiling. On the upper level are three good sized bedrooms each with enviable wardrobe space. Modern Family bathroom with white suite, shower over bath and tiling to the walls. The property benefits from gas central heating, double glazing and fresh decor. Externally there is a monoblock paving comfortably accommodating two cars and to the rear well maintained gardens with grassed area and decking, giving the perfect safe space for children and pets to play and for alfresco dining.

- Stunning semi detached family home
- 3 Double bedrooms, 2 public rooms
- Tastefully decorated throughout
- Modern kitchen and bathroom
- Lovely gardens to the rear and driveway
- Quiet established residential development



Location

The village of Port Seton is located amid pleasant open countryside in the County of East Lothian which is famous for its magnificent coastline and beautiful sandy beaches. The village itself sits on the shores of the Firth of Forth. Traditionally a fishing village its beautiful historic harbour, built in 1656 by the 11th Lord Seton, is still very much a working harbour. Ideally situated for commuting to Edinburgh, with regular bus services run to and from Edinburgh and the surrounding areas. There is easy access to the A1 and City By-pass. The nearby Prestonpans and Wallyford rail stations provide frequent rail links to the city with "park and ride" facilities. The area also offers a good variety of local shops with local schools, leisure and recreational activities all being near at hand. Further shopping is available in Prestonpans with a large Lidl store as well as Tranent which has the new Asda and Aldi supermarket and Fort Kinnaird Retail Park and cinema are within easy reach.

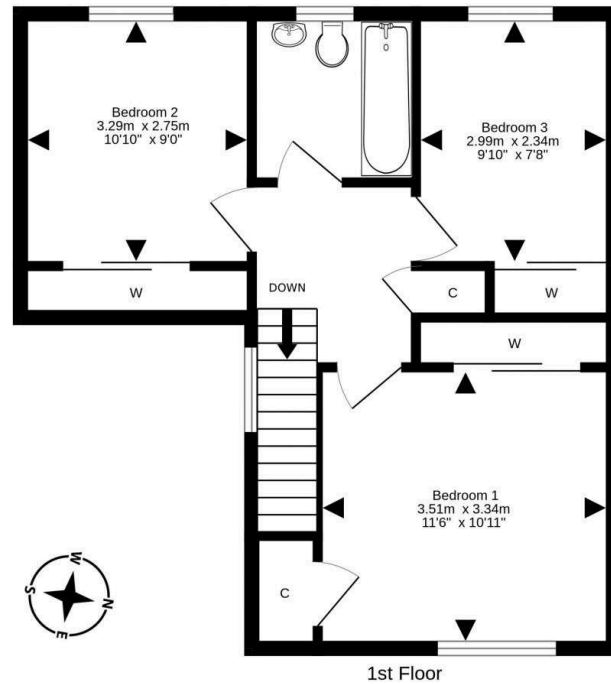
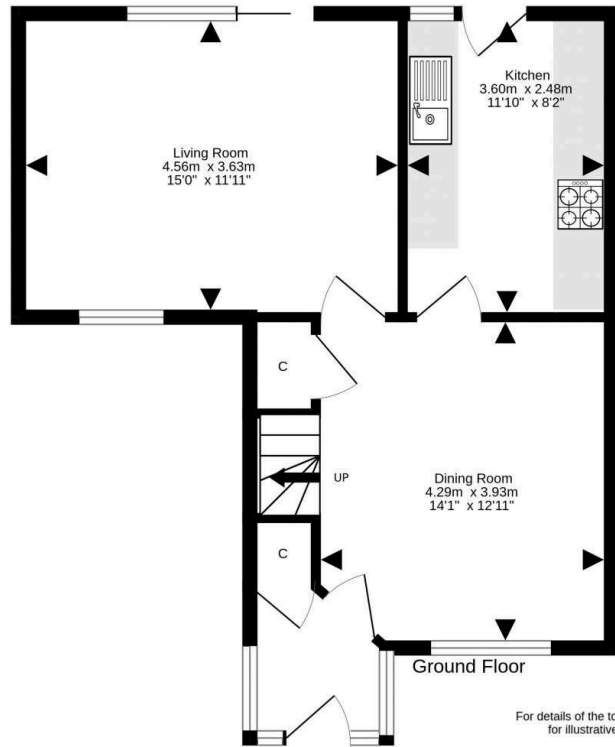
Extras

Included in the sale are light fittings, window coverings, washing machine and dishwasher.

Price & Viewing

For price and viewing information or further details on this property please contact Sylvia 07590 041169

EPC Band - C



For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser. Made with Metropix ©2023



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Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.

