



GARDEN STIRLING BURNET

**8 FORTH COURT,**  
PORT SETON, PRESTONPANS, EH32 0TN







Set on a peaceful cul-de-sac, this four-bedroom detached bungalow has a prime position in the village of Port Seton, located within easy walking distance of the rugged coast and a sandy beach. The property offers spacious accommodation, including two reception rooms and a breakfasting kitchen; plus, it has generous private parking and a large rear garden that boasts a south-facing aspect.

Inside, you are welcomed by a central hall that has two built-in cupboards for storage. On the right is the living room. This reception area offers ample floorspace for an excellent choice of comfy furnishings. It has a picture window for an abundance of natural light and it is further enhanced by attractive interior design. It also openly connects to the dining room for a sociable flow of accommodation. Facing the garden, the dining room is the perfect size for family meals. Conveniently, the breakfasting kitchen is next door too. It has a large footprint, and is well-appointed with wood-hued cabinets and stone-inspired worktops. The attractive design incorporates a fitted breakfast bar and a range of appliances (integrated oven/grill, ceramic hob, and dishwasher, a freestanding washing machine, and space for a fridge/freezer).

## FEATURES

- A spacious detached bungalow
- Set in the coastal village of Port Seton
- Quiet cul-de-sac location near the coast
- Central hall with two cupboards
- Spacious and airy living room
- South-facing dining room
- Large breakfasting kitchen
- Four double bedrooms (three with wardrobes)
- Bathroom with four-piece suite
- Neatly-kept wraparound gardens
- Detached garage and multi-car driveway
- Gas central heating and double glazing









Located throughout the home, the four bedrooms are all doubles, three of which are equipped with built-in wardrobes. The rooms are all carpeted and lightly decorated. Finally, there is a bright bathroom, fitted with a four-piece suite which includes a bathtub and a separate shower cubicle. Gas central heating and double glazing ensure a warm, yet cost-effective living environment all year round.

Outside, the home is enveloped by neatly-kept wraparound gardens. The garden to the rear is sure to be popular with families; it has a suntrap, south-facing aspect and a large lawn framed by leafy greens. In addition, there is private parking for multiple cars thanks to a large driveway and a detached single garage.

Extras: all fitted floor and window coverings, light fittings, integrated appliances, 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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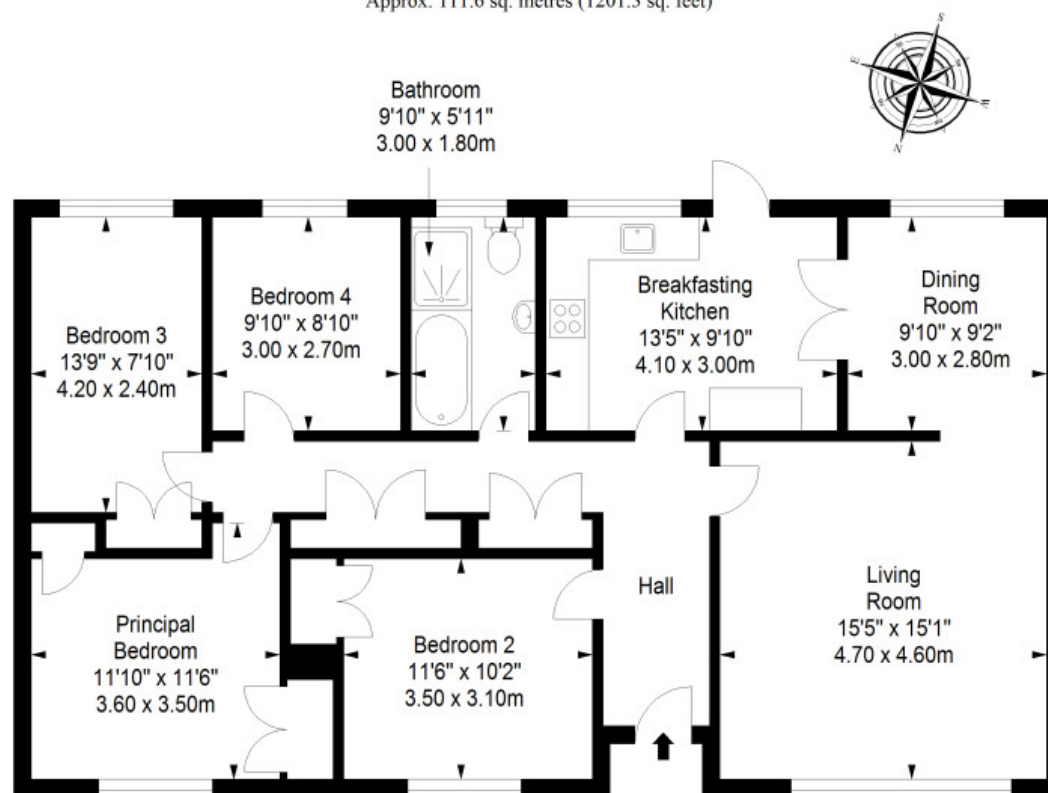
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1. While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.  
2. Interested parties are advised to note interest through their solicitor as soon 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

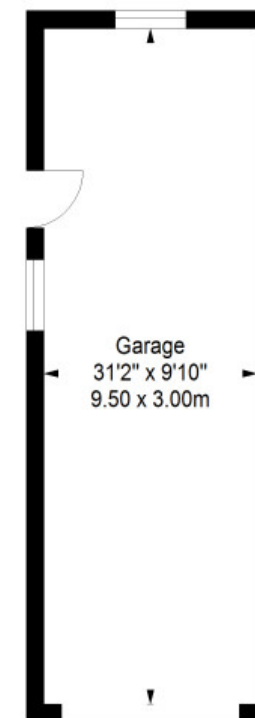
### Ground Floor

Approx. 111.6 sq. metres (1201.3 sq. feet)



### Garage

Approx. 28.5 sq. metres (306.8 sq. feet)



Total area: approx. 140.1 sq. metres (1508.1 sq. feet)