COULTERS ©

WELCOME TO:

LABURNUM AVENUE

83 Laburnum Avenue, Port Seton, East Lothian, EH32 0UD

5 4 4 B

LABURNUM AVENUE AT A GLANCE:

Coastal Port Seton location

Detached former show home

Double driveway and double garage

Minutes from the scenic coastline

Rear garden with summer house

Close to local schooling

EXTRAS:

All blinds, curtains (excluding living room), light fittings (excluding living room), carpets, fitted floor coverings and the ZAPPI electric car charge point are included in the sale. Washing machine and tumble dryer excluded from sale. Dining room furniture available by separate negotiation.

A LITTLE BIT ABOUT THE PROPERTY:

Beautifully presented, this is an immaculate five-bedroom property in an exclusive Port Seton residential development. An exceptional detached former show home on a sizeable plot, it has been designed with optimum comfort in mind to reflect the needs of modern living. Four light-filled living and reception rooms span the entire ground floor, whilst the first floor is occupied by five airy bedrooms, three with en-suites. Boasting an idyllic rear garden and summer house, a double garage, and driveway, it is an outstanding opportunity.

- Dual-aspect living room, with a sophisticated interior including a living flame gas fire. Sliding patio doors open onto the rear patio area.
- Modern dining kitchen with dining alcove, solid oak flooring, shaker-style wall and floor units, and integrated appliances including an induction hob, extractor hood, fridge/freezer, and an eye-level double-oven.
- Sizeable utility room adjoining the kitchen.
- Versatile dining or family room with rear garden access.
- Cosy tv room with carpeting and a wall-hung fire place.
- Ground floor cloakroom and separate WC with washbasin.
- Generous principal double bedroom with bay windows to the front, built-in double wardrobes, and an en-suite shower room with WC and washbasin.
- A second double bedroom with built-in wardrobe and an en-suite shower room.
- Two further light and airy double bedrooms to the rear, both with built-in wardrobes and one with an en-suite shower room with WC and washbasin.
- A fifth smaller single bedroom currently used as a home office.
- Well-appointed family bathroom with a bath and separate shower enclosure.
- Rear landscaped garden with a stunning bespoke summer house.
- Integral double garage with power and laminate flooring, and driveway with parking for two vehicles and a ZAPPI electric charging point.
- Gas central heating (heat store system boiler) and double glazing throughout.
- Solar panels Index linked until April 2037, installed with a Feed In Tariff scheme. Vendor can provide further information.

LOCATION, LOCATION, LOCATION:

Port Seton and neighbouring Cockenzie are charming East Lothian fishing villages with working harbours on the Firth of Forth. Along with coastal walks, residents enjoy access to stunning beaches and world-class golf courses including those at Muirfield and Archerfield near to the picturesque towns of Gullane and North Berwick.

Other recreational opportunities include those at the Mercat Gait Centre in Prestonpans, and Meadowmill Sports Centre featuring hockey, rugby, and football pitches along with a performance gym. Fort Kinnaird Retail Park with its multi-plex cinema, high street stores, and casual dining options is a short journey

away. There is a local Co-op for daily shopping needs whilst Prestonpans has a Lidl and other retailers.

Local schooling includes Cockenzie Primary School and Preston Lodge High School whilst private options such as Loretto in Musselburgh and Belhaven Hill in Dunbar are in easy reach.

The train station in Prestonpans offers regular links between Edinburgh and North Berwick, and there is easy access to Edinburgh by car, bus and night bus via the A1 and City Bypass.

FLOOR PLAN:

83 Laburnum Avenue, Port Seton, East Lothian, EH32 0UD

Approx. Gross Internal Area

2,474 Sq Ft - 230 Sq M

For identification only. Not to scale.

© Nest Marketing

COULTERS ©

WE'D LOVE TO HEAR FROM YOU:

✉ enquiries@coultersproperty.co.uk

📞 0131 603 7333

🌐 coultersproperty.co.uk