



GARDEN STIRLING BURNET

95 LABURNUM AVENUE,
PORT SETON, PRESTONPANS, EH32 0UD






SUMMARY

Set on a quiet cul-de-sac, this exclusive four-bedroom detached house forms part of a sought-after development in the coastal village of Port Seton. The southeast-facing residence offers a lot of space, with large rooms that are attractively presented. It features two reception areas, a stylish kitchen, and three washrooms plus a guest WC. Furthermore, the impressive property provides generous private parking (including a double garage with a utility area with sink, units and plumbing for washing machine) and a family-friendly rear garden, which is fully enclosed and predominantly laid to lawn. It also has a charming summerhouse too.

Extras: all fitted floor coverings, blinds, light fittings (excluding bedroom 3 & 4), an electric range cooker, an American-style fridge/freezer, a dishwasher, and a washing machine to be included in the sale.







"A large detached house forming part of a family-friendly development in a desirable coastal location"







**"Two reception rooms, four bedrooms,
and four washrooms, with excellent
built-in storage throughout"**

FEATURES

- A large executive detached house
- Part of a modern development
- Desirable setting in Port Seton village
- Vestibule and hall with storage and a WC
- Spacious living room with a bay window
- Dining/family room with garden access
- Well-appointed contemporary kitchen
- Principal suite with a studio room
- Two further double bedrooms
- Versatile single bedroom/home office
- Two quality en-suite shower rooms
- Family bathroom with overhead shower
- Landscaped front and rear gardens
- Double driveway and a double garage
- Gas central heating and double glazing





**OFFERS TO:
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HOUSE SALES

If you have a house to sell, we provide free pre-sales advice, including valuation. We will visit your home and discuss in detail all aspects of selling and buying, including costs and marketing strategy, and will explain GSB Properties' comprehensive services.

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

