



GARDEN STIRLING BURNET

**20 FORTH COURT, PORT SETON**  
PRESTONPANS, EAST LOTHIAN, EH32 0TN



4



1

EPC  
RATING

B

COUNCIL  
TAX BAND

E



This appealing semi-detached house is positioned along a quiet cul-de-sac in the quaint harbour town of Port Seton. It represents an ideal family home, tastefully presented with neutral décor, energy-efficient, and offering versatility for up to four bedrooms or additional living space. There is also private parking and a secure, south-facing garden that is easy to maintain.

A glazed entrance porch and adjoining hall lead into a carpeted, light-filled reception room, which spans the property's depth with zones for relaxation and dining. Next door, connected to the dining area by a handy serving hatch, is a sunny kitchen leading onto the garden via a bright utility room. The attractive kitchen boasts crisp white cabinets and honey-coloured worktops with a casual breakfast bar, offset by sky-blue subway tiling and practical oak-inspired flooring flowing seamlessly from the hall into the utility room. There is also built-in pantry storage and freestanding appliances comprising an electric cooker, an upright fridge freezer, a washing machine, a microwave, a slimline dishwasher, and (in the utility room) a tumble dryer. Also at ground level is a bright, multi-purpose family room/fourth (double) bedroom accessed from the hall.

## FEATURES

- Peaceful seaside town address
- Semi-detached house with attractive modern décor
- Entrance porch and hall
- Bright and spacious living/dining room
- Versatile family room/Bedroom 4
- Sunny breakfasting kitchen with garden access via a utility room
- Two double bedrooms (one with storage)
- One single bedroom with storage
- Stylish bathroom with shower-over-bath
- Secure south-facing garden
- Private single-car driveway (plus unrestricted on-street parking)
- Gas central heating (with new radiators), double glazing, and solar panels





Upstairs, a landing (with storage) leads to two double bedrooms, one fitted with a mirrored wardrobe, and a single bedroom featuring cupboard storage. All three bedrooms offer comfortable carpeting underfoot. Finally, a bright subtly-toned bathroom features a modern suite including vanity storage and a bath with a deluxe rainfall shower overhead. The energy-efficient home benefits from gas central heating with recently upgraded radiators, full double glazing, and solar panels generating over 3000 kWh of electricity per year. There is also a floored loft (with full 300 mm height insulation) and interlinked fire alarms.

Externally, there is a private front driveway and a garden to the south-facing rear. Securely enclosed by fencing, the good-sized garden promises a safe space for family recreation. There is a lawn, a patio area, raised vegetable beds, and a storage shed. Extras: All fitted floor and window coverings, light fittings, and kitchen/utility room appliances (listed above) are included in the sale.







### Port Seton, East Lothian

Situated on the breathtaking East Lothian coast is Port Seton, a beautiful and historic harbour town. There are lovely shore walks, open parks and countryside. With Prestonpans train station close by, people living here can enjoy both the countryside and all the amenities that nearby Edinburgh has to offer. Regular bus services travel from here to Edinburgh and beyond. The area offers some local amenities, with a larger selection in neighbouring Prestonpans. For further and extensive shopping, nearby Fort Kinnaird Retail Park has a wealth of High Street stores. The town has a primary school and the comprehensive Preston Lodge High School is close-by. The surrounding area benefits from fitness and outdoor pursuits including The Mercat Gait Centre - a Sports Centre with an Olympic-sized 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 are all on your doorstep.







**OFFERS TO:  
22 Hardgate  
Haddington  
EH41 3JS**

**Tel: 01620 825 368  
Fax: 01620 824 671**

**DX540733 Haddington**



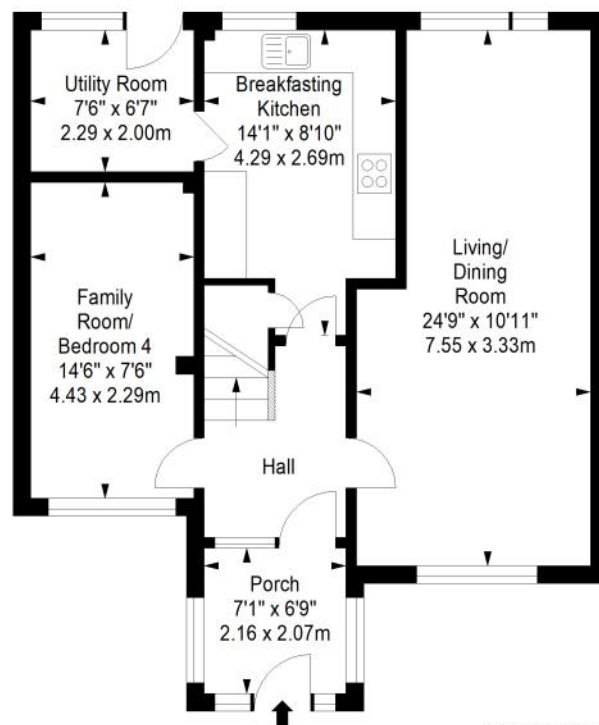
**HOUSE SALES**

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.

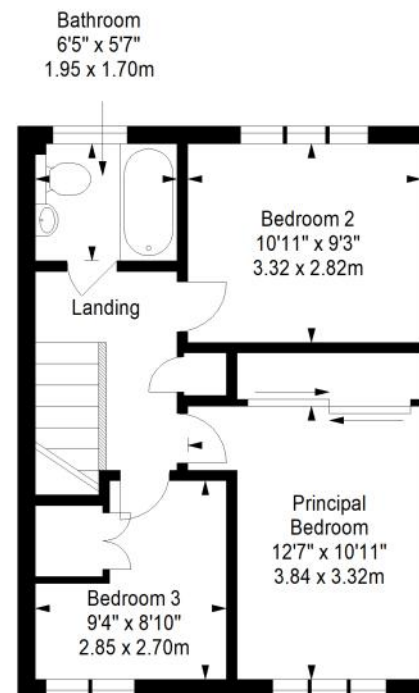
1. While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.
2. Interested parties are advised to note interest through their solicitor as soon as possible in order to be kept informed should a Closing Date be set. The seller will not be bound to accept the highest or any offer.

# FLOORPLAN

**Ground Floor**  
Approx. 60.9 sq. metres (655.5 sq. feet)

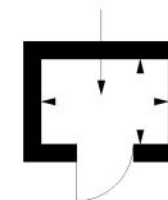


**First Floor**  
Approx. 41.1 sq. metres (442.4 sq. feet)



**Shed**  
Approx. 2.2 sq. metres (23.7 sq. feet)

Shed  
5'11" x 3'11"  
1.80 x 1.20m



Total area: approx. 104.2 sq. metres (1121.6 sq. feet)