



11 Sycamore Avenue, Port Seton, EH32 0UA



Welcome

A beautifully presented, modern detached home, thoughtfully enhanced with a garage conversion to offer flexible family living. The property has been upgraded to a high standard throughout and is offered in true walk-in condition.

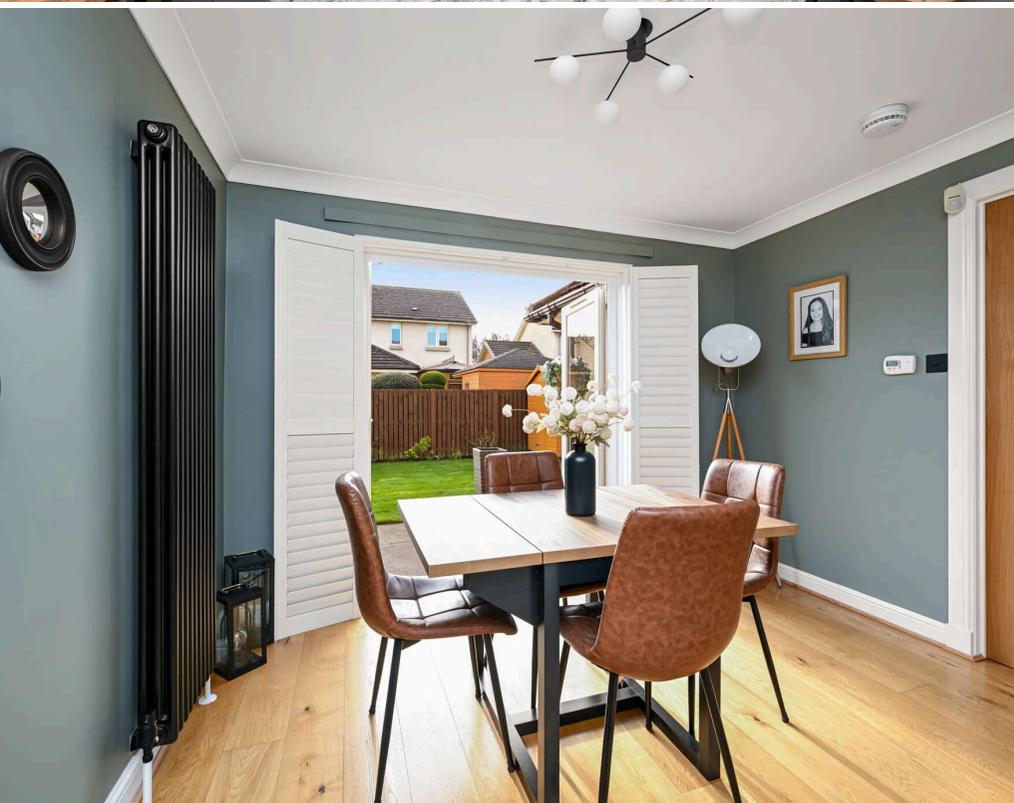
On the ground floor, a welcoming entrance hall leads to a bright and generously proportioned lounge, enhanced by dual windows allowing for an abundance of natural light. There is a separate dining room with French doors opening onto the rear garden, creating an ideal space for both everyday living and entertaining. The modern kitchen is well-appointed with a good range of units and enjoys pleasant views over the rear garden. A versatile fourth bedroom is also located on this level, along with a convenient WC.

Upstairs, the principal bedroom benefits from a stylish en-suite shower room. Two further well-proportioned bedrooms and a contemporary family shower room complete the accommodation.

Externally, the property boasts well-maintained gardens to both the front and rear. The front is predominantly laid to lawn with a driveway providing off-street parking for two vehicles, in addition to ample visitor parking nearby. To the rear, the garden has been thoughtfully landscaped with a neat lawn and patio area, ideal for outdoor dining and relaxation. A useful storage area remains from the former garage.

Further benefits include gas central heating, double glazing and tasteful décor throughout.

Early viewing is highly recommended to fully appreciate the standard and flexibility of accommodation on offer.





Port Seton

11 Sycamore Avenue is set within a modern, well-established residential development in the popular coastal town of Port Seton. The property enjoys a peaceful cul-de-sac setting while remaining within easy reach of a wide range of local amenities. Port Seton offers an excellent quality of life, with its charming harbour, scenic coastline and access to the John Muir Way, ideal for walking and outdoor pursuits. Nearby Seton Sands and surrounding beaches provide further leisure opportunities right on the doorstep.

A good selection of local shops and everyday amenities are available within the town, with a wider range of supermarkets, retail outlets and leisure facilities found in neighbouring Prestonpans and at Fort Kinnaird Retail Park, approximately 15 minutes away by car. The area is well served for schooling at both primary and secondary level, including Preston Lodge High School, and benefits from excellent transport links. Regular bus services connect to Edinburgh and surrounding areas, while nearby Prestonpans and Longniddry railway stations offer swift journeys into the city in around 15-20 minutes.

The A1 and Edinburgh City Bypass are easily accessible, making this an ideal location for commuters seeking a balance between coastal living and city convenience.

Extras

Included in the sale are all window coverings and light fittings, washing machine, fridge and wardrobes in bedroom 3.



Get in touch

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Property Hub:

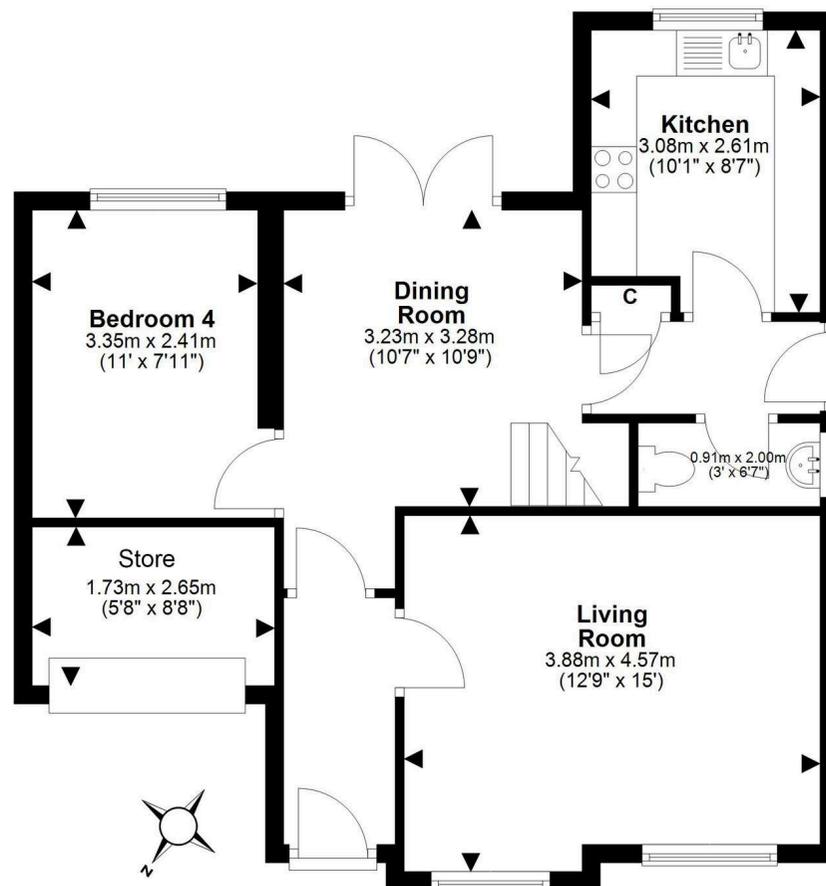
25-27 High Street, Dalkeith
EH22 1JB

Bruntsfield Office:

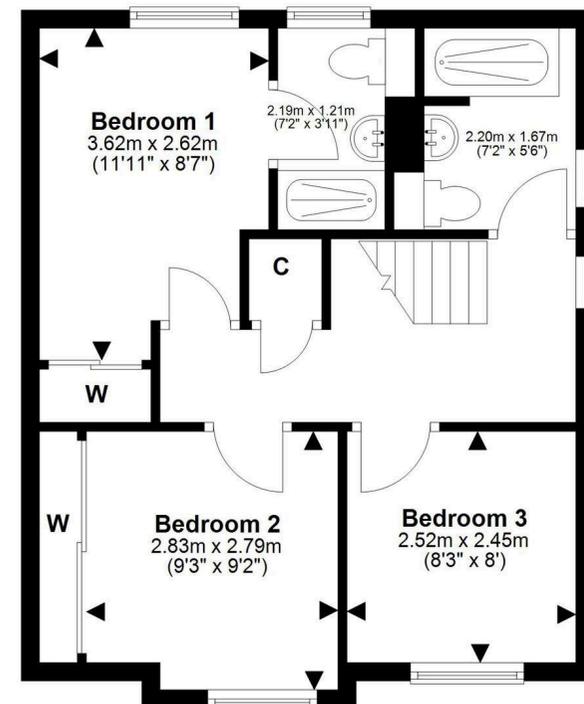
103-105 Bruntsfield Place,
Edinburgh EH10 4EQ



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 systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



Ground Floor



First Floor

This plan is for illustrative purposes only and should only be used as such by a prospective purchaser. For details of the internal floor area, please refer to the Home Report.