



GARDEN STIRLING BURNET

57 NORTH SETON PARK
PORT SETON, PRESTONPANS, EH32 0BJ



3



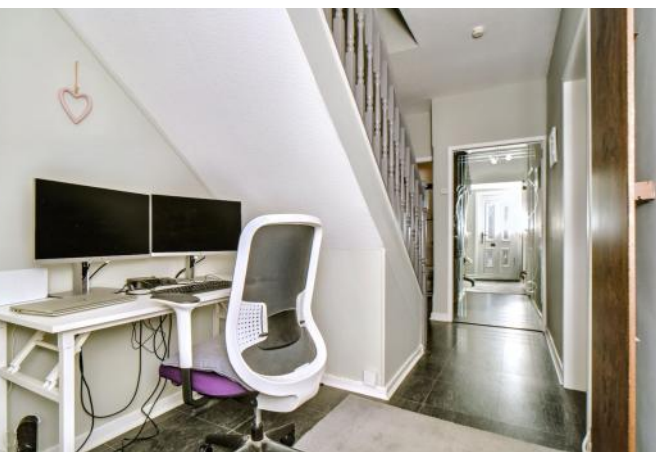
1

EPC
RATING

D

COUNCIL
TAX BAND

C



This mid-terrace house is a beautiful three-bedroom residence which offers attractive modern interiors and a coastal lifestyle in the historic harbour town of Port Seton. The southeast-facing home enjoys bright and airy accommodation, with excellent bedroom storage and a quality kitchen and bathroom. It also has private parking and a family-friendly rear garden that captures lots of sun.

Entering the home, you are greeted by a hall that offers a warm welcome, along with built-in storage and space for a study area. On the right is the living/dining room. Here, a light olive-toned accent wall stands out against the neutral backdrop, creating an elegant aesthetic that is enhanced by a wood-style parquet floor. A modern fireplace frames the room with a lovely focal point, whilst a large southeast-facing window ensures a light-filled ambience. Next door, the kitchen has a stylish arrangement of white cabinets paired with stone-inspired worktops and chic splashbacks. It has excellent storage and workspace, and is streamlined by seamlessly integrated appliances (gas hob, double oven, fridge/freezer, and washing machine). Ambient plinth lighting and a quaint breakfast bar complete the space. The ground floor is finished by a modern bathroom, equipped with a three-piece suite and overhead shower.

FEATURES

- Mid-terrace house with modern interiors
- Situated in the coastal town of Port Seton
- Attractive interior design throughout
- Welcoming hall with storage and study area
- Elegant living/dining room with a fireplace
- Well-appointed breakfasting kitchen
- Naturally-lit landing with an airing cupboard
- Three double bedrooms with built-in wardrobes
- Modern bathroom with overhead shower
- Fully-enclosed and well-kept rear garden
- Private monoblock double driveway
- Gas central heating and double glazing





On the first floor, a naturally-lit landing offers an airing cupboard before connecting to the three double bedrooms. All three bedrooms are bright and airy, enjoying on-trend décor, soft carpets, and built-in wardrobes to make the most of the useable floorspace. For year-round comfort, the property has gas central heating and double glazing throughout.

Outside, the home has a monoblock double driveway to the front and a fully-enclosed garden to the rear. Ideal for all family members, the garden features a large decked area for relaxing in the sun, leading down to a neat lawn and a patio for summer barbecues.

Extras: all fitted floor and window coverings, light fittings, and integrated kitchen appliances 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.







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

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

DX540733 Haddington

espc

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

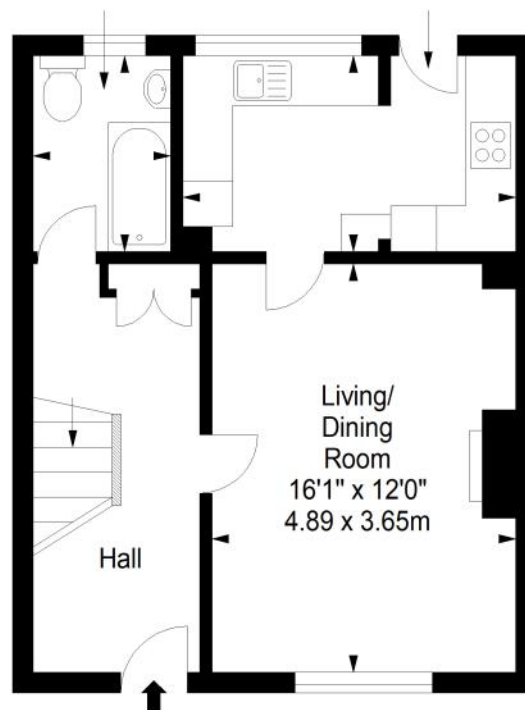
Approx. 42.9 sq. metres (461.8 sq. feet)

Bathroom
7'8" x 5'6"
2.33 x 1.67m

Breakfasting Kitchen
13'1" x 7'8"
4.00 x 2.33m

Living/
Dining
Room
16'1" x 12'0"
4.89 x 3.65m

Hall



First Floor

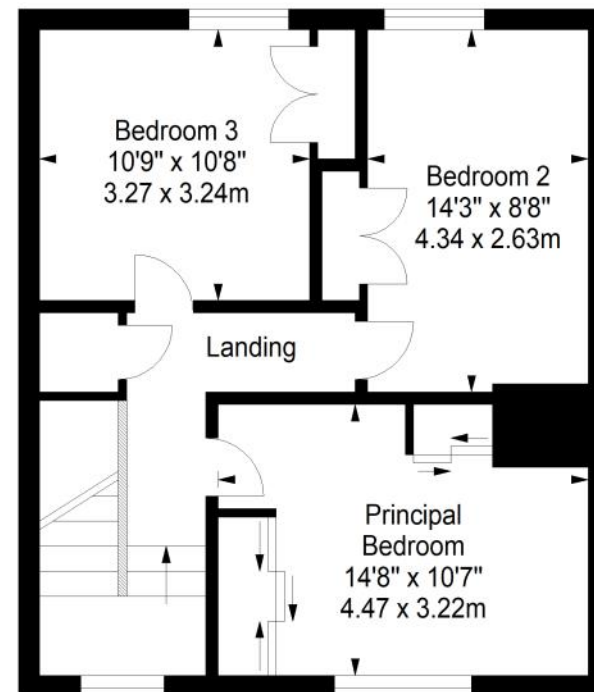
Approx. 51.1 sq. metres (550.0 sq. feet)

Bedroom 3
10'9" x 10'8"
3.27 x 3.24m

Bedroom 2
14'3" x 8'8"
4.34 x 2.63m

Landing

Principal
Bedroom
14'8" x 10'7"
4.47 x 3.22m



Total area: approx. 94.0 sq. metres (1011.8 sq. feet)