

SIMPSON & MARWICK



1 Alder Road, Port Seton, East Lothian, EH32 0UN



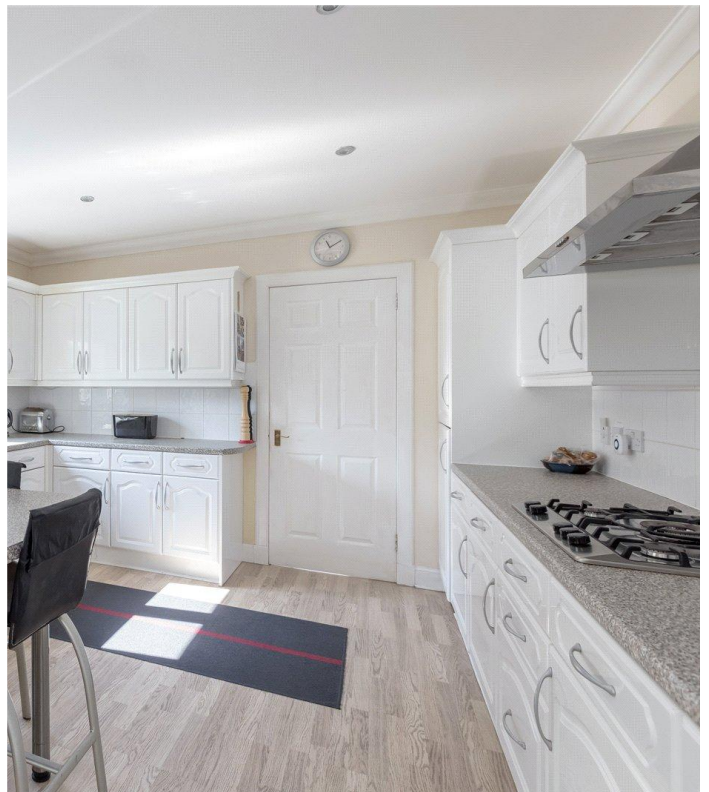
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EPC: C (79)
Council Tax - G

Spacious 5-bedroom detached family home with open outlook and private gardens.



- Spacious 5-bedroom detached family home
- Prime plot within modern development with open views to rear
- Bright sitting room with bay window
- Large open-plan kitchen/dining room with breakfast bar & utility room
- Sunroom overlooking private, sunny rear garden
- Principal bedroom with en-suite shower room
- Further 4 bedrooms
- Family bathroom with jacuzzi bath & overhead shower
- Private rear garden with lawn, patio, mature planting, Japanese-inspired area, & greenhouse
- Front garden, driveway, & double integral garage

Set within a generous plot on a sought-after development, 1 Alder Road is a substantial five-bedroom detached home offering flexible family accommodation, generous living space, and an open outlook across fields to the rear. With a sunny, beautifully maintained garden, double garage, and a prime position close to schools, amenities, and the coast, this is an outstanding opportunity for families looking to settle in Port Seton.

A welcoming vestibule with a handy WC opens into a bright hallway, with double doors leading to the spacious sitting room. This elegant reception room features a bay window, decorative corning, and a central fireplace, creating a warm and inviting setting. From here, the accommodation flows into the large open-plan kitchen and dining area, fitted with a wide range of integrated appliances, a breakfast bar, and a separate utility room for additional practicality. Beyond, a spacious sunroom overlooks the private rear garden and provides a perfect space for relaxing or entertaining.

Upstairs, the home offers five bedrooms, with the principal bedroom benefitting from an en-suite shower room. Bedrooms one, two, and five include built-in storage, and additional cupboards on the landing add to the excellent storage provision. The bedrooms to the rear enjoy lovely open views over the garden and fields beyond. A family bathroom, complete with jacuzzi bath and overhead shower, serves the remaining rooms. A large, partially floored attic offers further storage or potential.

Externally, the rear garden is a private oasis, with a manicured lawn, mature planting, patio areas, a Japanese-inspired garden, and a greenhouse. To the front, there is a lawn and driveway leading to a double integral garage, with additional on-site parking available.

1 Alder Road is a spacious, well-designed family home offering flexible living, excellent storage, and private gardens with open views, an ideal choice for families seeking comfort, space, and a peaceful setting within easy reach of the coast and city connections.

Location

Port Seton has an attractive harbour with a selection of shops and bars and there is a new swimming pool and leisure centre at Prestonpans. East Lothian itself offers an excellent quality of life with good schools and a number of golf courses and sandy beaches being only minutes away. Edinburgh can be reached in approximately twenty minutes by train from the nearby station at Longniddry or Prestonpans or 20/30 minutes by car or by the frequent bus services. The City Bypass and the Central Scotland motorway network, together with Edinburgh International Airport are within easy reach.

Fixtures and Fittings

All fitted carpets, selected curtains & light fittings, all blinds, all integrated appliances, gas hob, extractor hood, double oven, fridge/freezer, dishwasher and greenhouse, are included in the sale price. Other items may be available through separate negotiation.

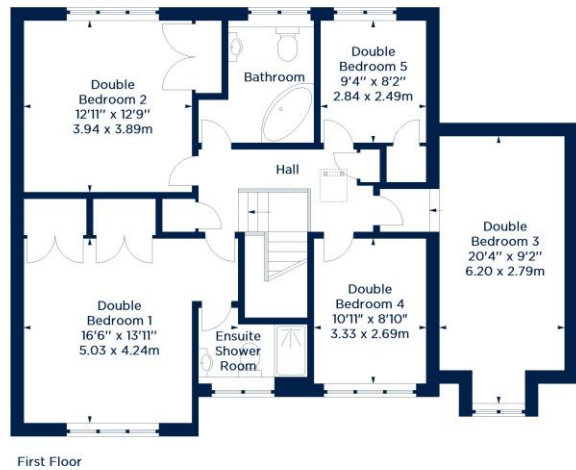
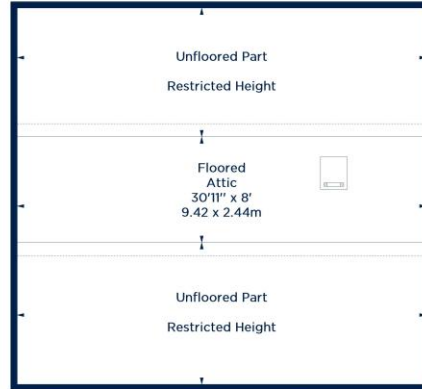
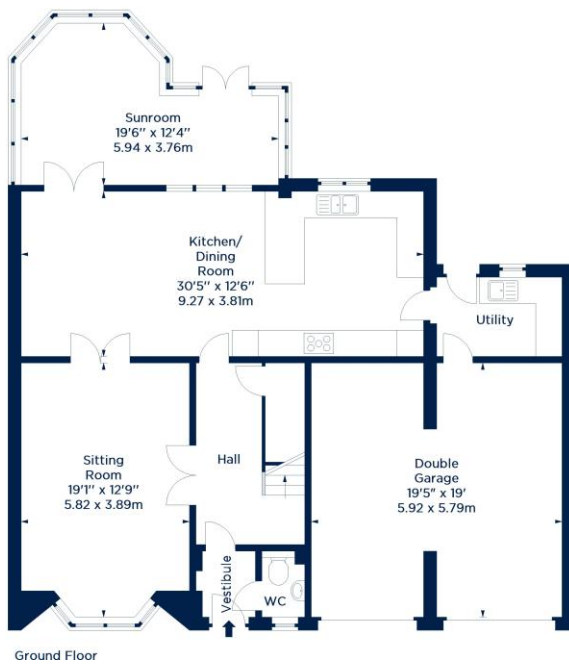
Viewing Details

By appointment telephone Simpson & Marwick



SIMPSON & MARWICK

Approx. Gross Internal Area
2506 Sq Ft - 232.81 Sq M
(Including Garage)
Floored Attic
Approx. Gross Internal Area
248 Sq Ft - 23.04 Sq M
For identification only. Not to scale.



Simpson and Marwick

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	82 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		