



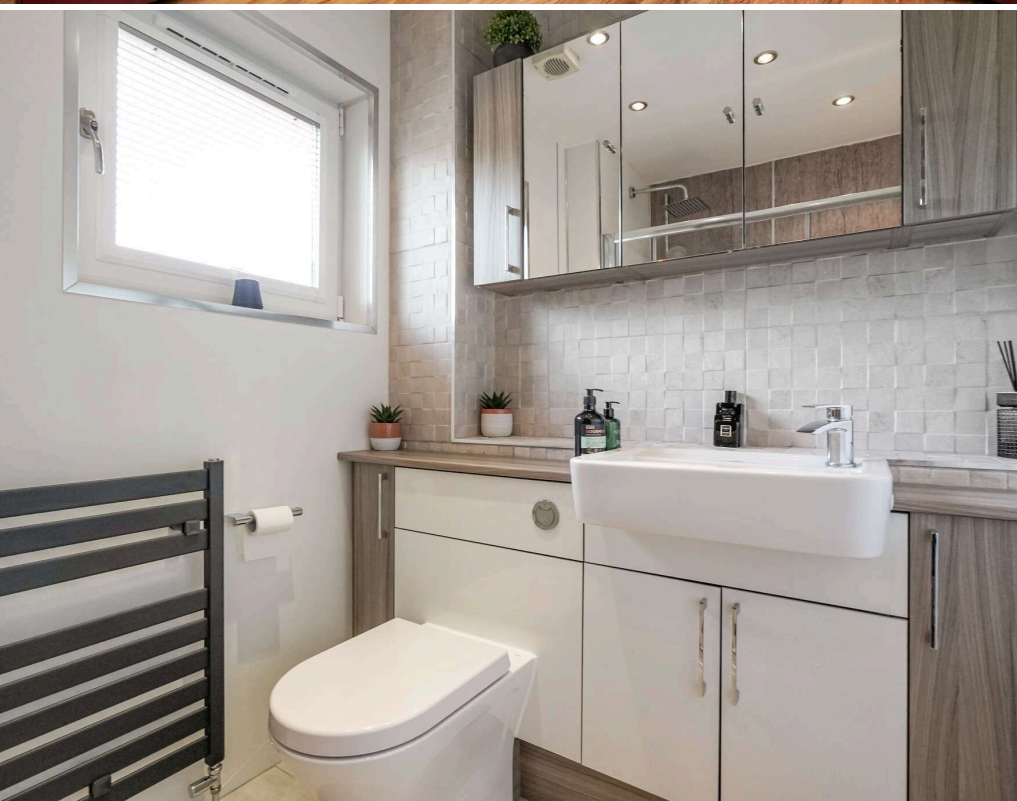
11 Cedar Drive, Port Seton, East Lothian, EH32 0SN



Welcome

Welcome to 11 Cedar Drive, Port Seton - a gorgeous property providing modern spacious accommodation over two levels. This bright and modern three-bedroom, end terraced house with wrap round conservatory is positioned in a prime location in a modern residential estate in the lovely East Lothian town of Port Seton. This property provides superb family living and is presented in excellent condition throughout with a new kitchen being recently fitted. The property is ideally placed to take advantage of all the transport links, including a local train station, shopping, and schooling. It will make an ideal purchase for professional couples and those with young families. There are private garden grounds to the front, side and rear with a driveway providing off-street parking for two cars. This property is sure to attract a lot of interest with its modern convenient location, and we would recommend viewing at your earliest convenience.

- Welcoming entrance hallway with stairs to the upper level
- Spacious living room with front facing window and French doors to the dining kitchen
- Superb, modern fitted dining kitchen with a range of base, wall and pull-out larder units, breakfast bar, quality worktops with inset sink, Franke instant hot water tap, induction hob, double oven, integrated microwave, integrated dishwasher, and integrated fridge freezer, with washing machine and tumble dryer
- Wrap round conservatory with heating, light and power
- Upper hallway with store cupboard and Ramsay ladder loft access (floored with light and shelving)
- Principle bedroom with front facing window and built-in mirrored wardrobes
- Bedroom two with rear facing window and built-in storage
- Bedroom three with front facing window (currently used as a dressing room)
- Lovely family shower room, with full width shower cubicle, featuring an overhead raindrop shower and attachment, wc and sink with combined vanity unit, wall vanity unit, and heated towel radiator
- Double glazing and gas central heating
- Private garden grounds to the front, side, and rear, the perfect space for relaxation
- Driveway providing off-street parking for two cars







Port Seton

Port Seton, nestled on the scenic coast of East Lothian, is a delightful harbour town where the charm of its maritime heritage meets the beauty of the Scottish shoreline. The traditional fishing harbour, framed by colourful boats, echoes a proud and enduring history. The area is celebrated for its sweeping sandy beaches and invigorating coastal paths along the Firth of Forth, providing a haven for walkers, cyclists, and nature lovers. Residents and visitors alike enjoy a warm, welcoming village atmosphere complemented by a range of local shops, cafés, and community activities. Port Seton also benefits from excellent schools and amenities, while convenient transport links ensure Edinburgh is just a short journey away, offering the perfect balance between peaceful seaside living and city accessibility.

Extras

Included in the sale are floor coverings, light fittings, blinds where fitted, and all integrated appliances. No warranty applies to any integrated or free-standing white goods included in the sale and these items are deemed to be sold as seen. Other items including any remaining white goods may be available by negotiation.





Get in touch

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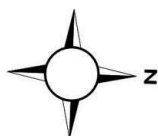
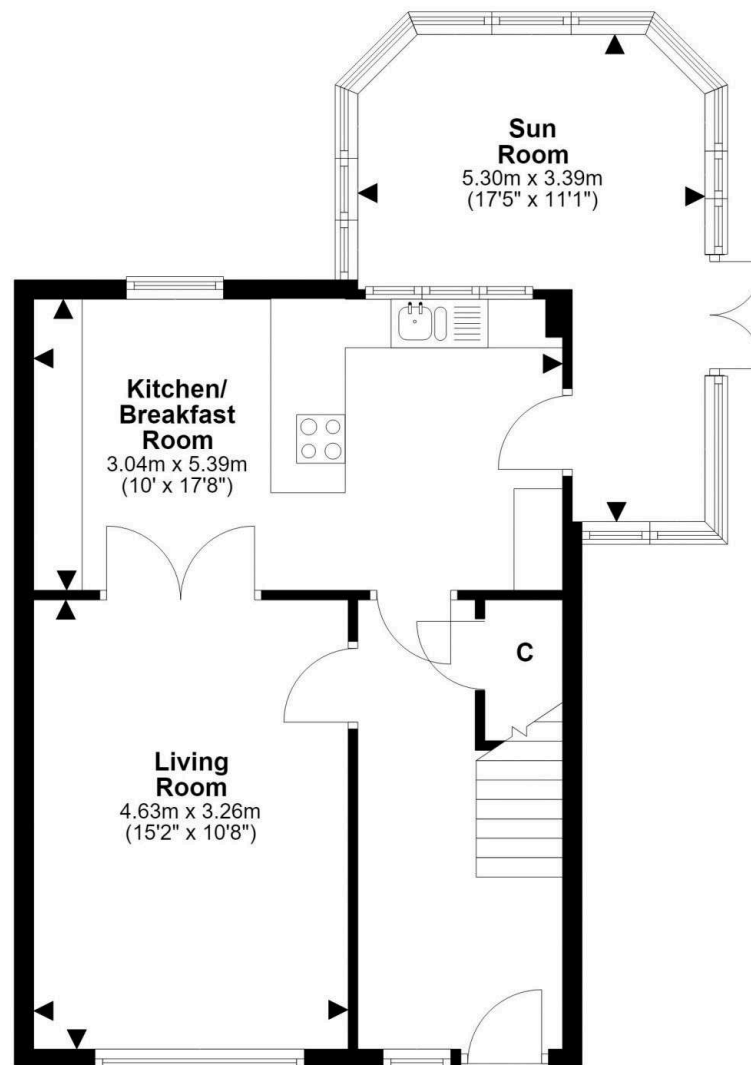
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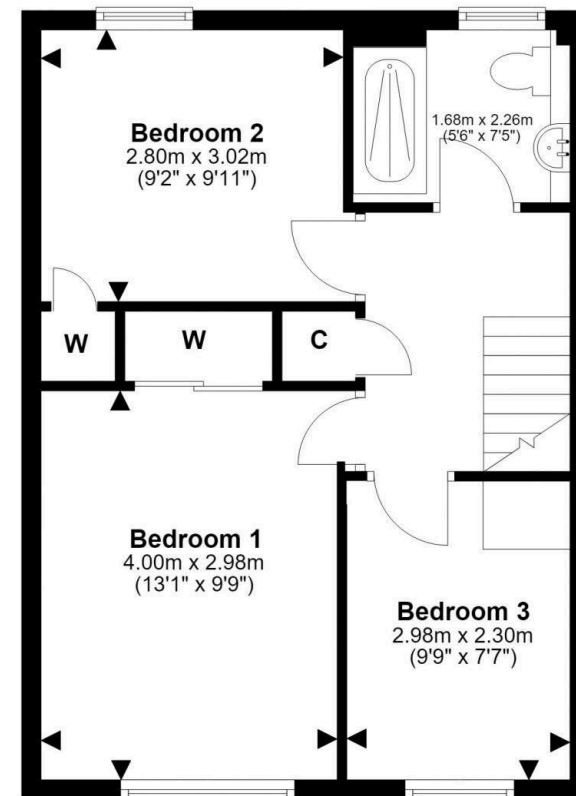


CHARTERED FIRM

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.