



GARDEN STIRLING BURNET

8 POPLAR PARK

PORT SETON, PRESTONPANS, EH32 0TD



3



4



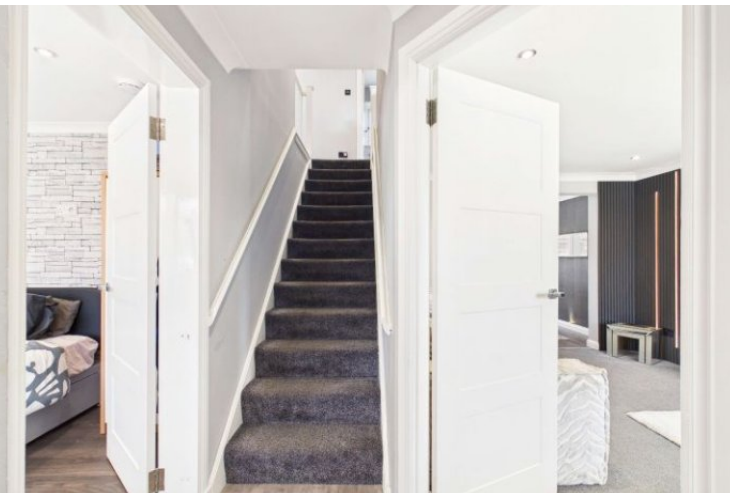
2

PROPERTY SUMMARY



Set in a popular modern development in coastal Port Seton, this stylishly presented and upgraded, detached house offers generous family accommodation over two floors. Combining two/three reception rooms with four/five bedrooms and two bathrooms, the property offers excellent versatility for modern family life.

A welcoming hall leads to a stylish living room with a contemporary media wall and inset fireplace, while the dining room opens directly to the rear garden and connects neatly with a sleek black fitted kitchen. A useful WC and an additional ground-floor reception room (currently utilised as a bedroom) add further flexibility. Upstairs, four bedrooms are arranged around the landing, with the principal bedroom enjoying its own en-suite shower room and the remaining rooms served by a modern family bathroom.



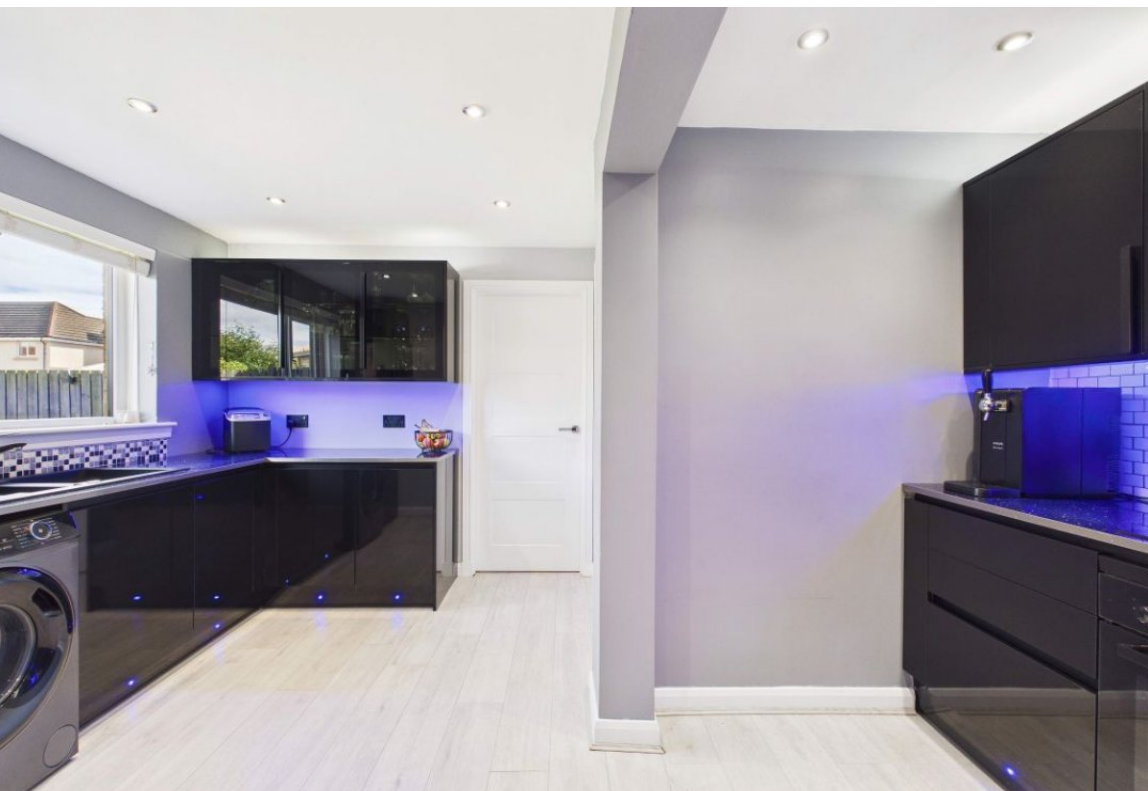




CLICK HERE
to take a virtual tour of the property





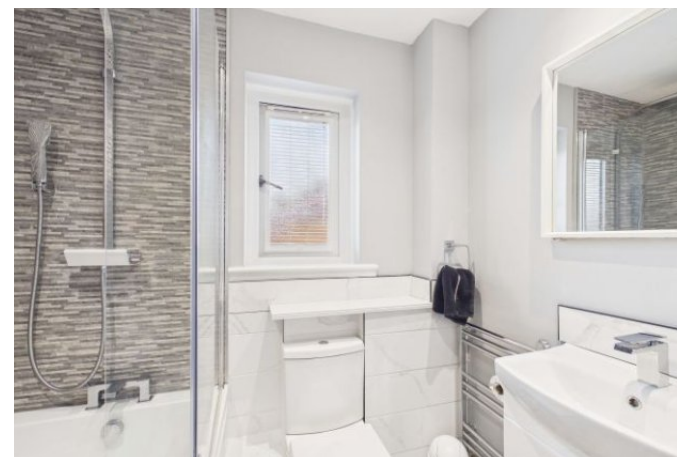
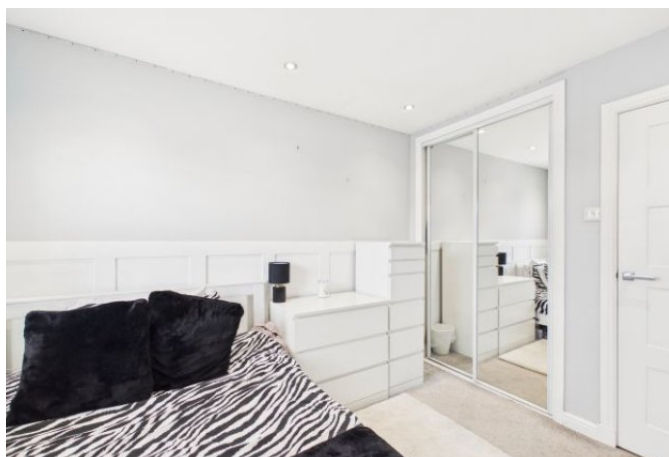
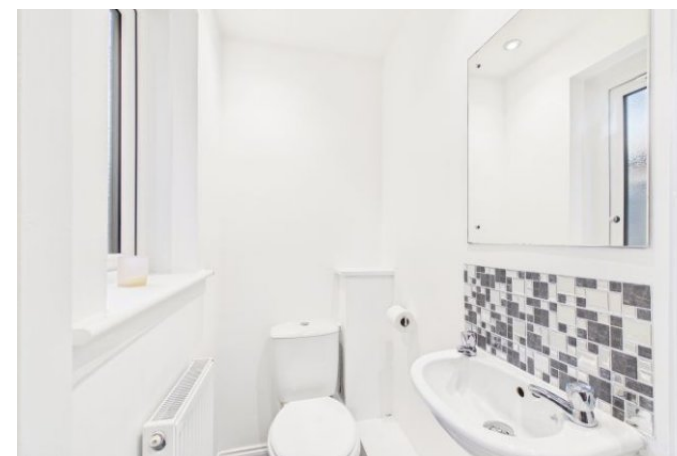


Pristine detached family living in a modern coastal Port Seton setting

FEATURES

- Contemporary detached house in a modern development in coastal Port Seton
- Generous two-storey layout with versatile rooms
- Stylish living room with a media wall
- Dining room with French doors to the garden
- Family room (currently utilised as a bedroom)
- Sleek, fully integrated kitchen with garden access and ground floor WC
- Four first-floor bedrooms, principal with stylish en-suite shower room
- Modern family bathroom
- Private gardens, with delightful landscaped rear garden for entertaining
- Private driveway, gas central heating and double glazed throughout







Outside, the home enjoys private gardens to the front, side and rear, with a neat front lawn. The fully enclosed rear garden, accessed from either the dining room or kitchen, is an entertainer's dream and extends the living space outdoors. A private driveway provide off-street parking. Extras: all fitted floorcoverings, light fittings and integrated appliances included in the sale.





PORT SETON

Port Seton enjoys a scenic position on the East Lothian coast, with the harbour, shoreline and open green space giving the town a relaxed coastal character. Shore walks, nearby countryside and local parks make everyday outdoor time easy, while the wider coast offers plenty to explore.

The town provides useful day-to-day amenities, with a broader choice of shops and services available in neighbouring Prestonpans. For larger retail, leisure and dining options, Fort Kinnaird Retail Park is within easy reach, adding high-street shopping, restaurants, a cinema and gym facilities.

Families are served by local primary schooling, with Preston Lodge High School accessible in the surrounding area. Leisure provision is strong, from the Mercat Gait Centre with its swimming pool to nearby golf, football, rugby, cricket, hockey and bowling clubs.

For commuters, Prestonpans railway station provides rail connections towards Edinburgh and beyond, complemented by regular bus services and road links across East Lothian and into the capital.





OFFERS TO:
22 Hardgate
Haddington
EH41 3JS

Tel: 01620 825 368
Fax: 01620 824 671

DX540733 Haddington

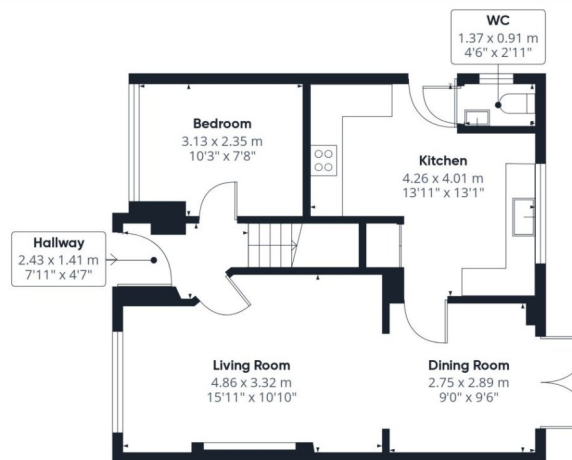


HOUSE SALES

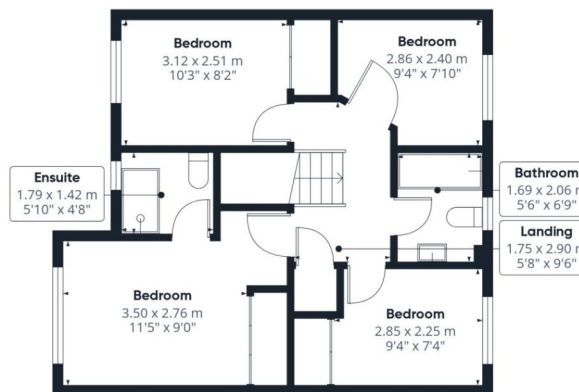
If you have a house to sell, we provide free pre-sales advice, including valuation. We will visit your home and discuss in detail all aspects of selling and buying, including costs and marketing strategy, and will explain GSB Properties' comprehensive services.

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



Main Floor



Floor Level 2



GARDEN STIRLING BURNET

Approximate total area⁽¹⁾

94.6 m²
1020 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.



EPC
RATING



COUNCIL
TAX BAND

