

32 Rowanhill Park

PORT SETON, EAST LoTHIAN, EH32 0ST



*AN IMPRESSIVE DETACHED FAMILY HOME OFFERING STYLISH,
SPACIOUS ACCOMMODATION AND BEAUTIFULLY MAINTAINED
GARDENS IN A SOUGHT-AFTER RESIDENTIAL SETTING*



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An impressive detached family home, beautifully maintained throughout and complemented by attractive gardens, a private driveway and generously proportioned accommodation arranged over two levels. 32 Rowanhill Park makes an excellent first impression; a private driveway provides convenient off-street parking, while the beautifully maintained front garden creates an attractive approach to the property.

On entering, a welcoming reception hall provides access to the principal living accommodation and immediately sets the tone for the spacious and well-presented home.

The bright and inviting living room provides a comfortable and elegant setting for relaxing and entertaining. A feature fireplace sits at the heart of the room, creating a natural focal point and adding warmth and character. A door leads through to the adjoining family room, allowing the accommodation to flow naturally between the principal living spaces.



The heart of the home is undoubtedly the impressive open-plan family room, dining area and kitchen. This generous space has a bright, modern feel and provides an ideal environment for everyday family life as well as entertaining. The kitchen is sleek, stylish and exceptionally well maintained, offering a practical and attractive centrepiece to the room. Large patio doors open directly onto the rear garden, creating a wonderful connection between the indoor and outdoor living spaces and allowing natural light to flood the room.







Also located on the ground floor is a contemporary WC, conveniently positioned for both family life and guests.





Upstairs, the property continues to impress with four spacious bedrooms, each offering excellent flexibility for family members, guests, a home office or additional living requirements. The accommodation is further enhanced by two well-appointed bathrooms, providing excellent convenience for a busy household.







Bedroom 2





Bedroom 3

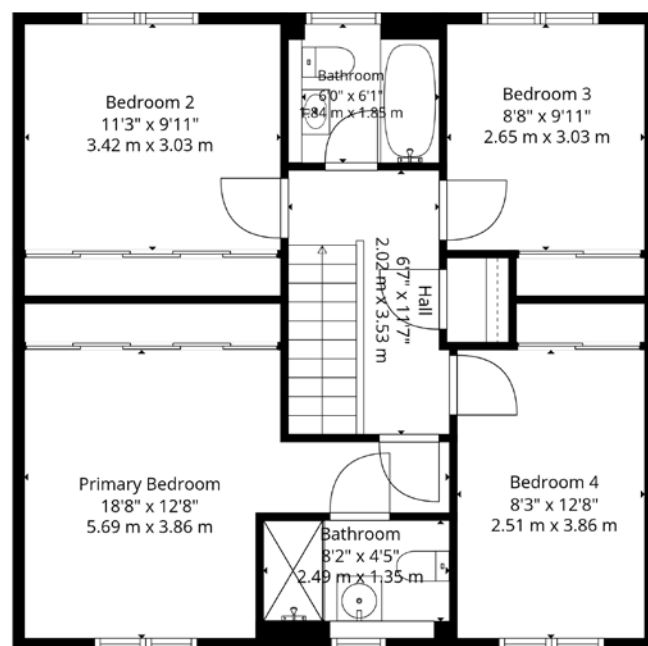
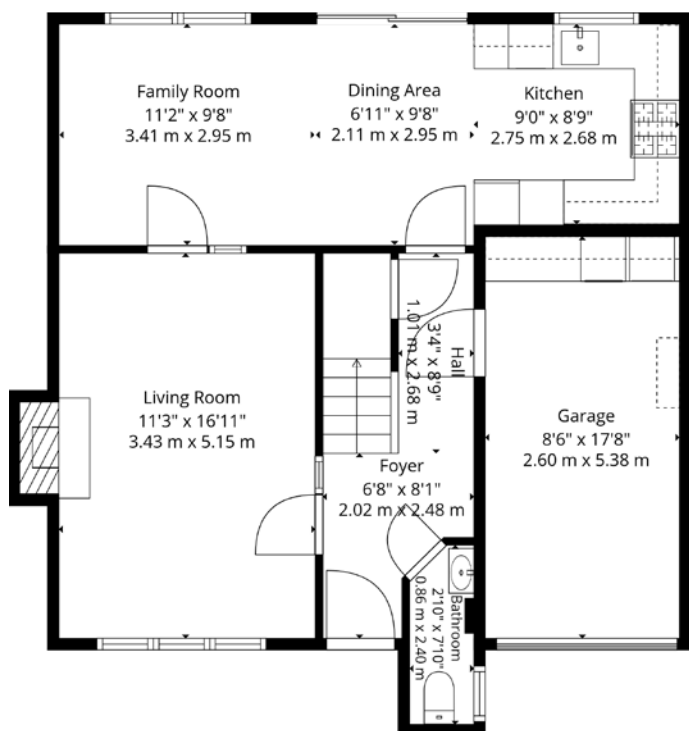




Bedroom 4







Gross internal floor area (m²): 127m²

EPC Rating: C



Outside, the beautifully maintained rear garden provides a private and versatile outdoor space. A combination of paved and lawned areas creates plenty of room for outdoor dining, entertaining and relaxation, while a garden shed provides useful additional storage. The garden has been carefully maintained and offers a pleasant backdrop to the home throughout the year.

Overall, 32 Rowanhill Park is an appealing and substantial detached residence that combines generous proportions with a modern, welcoming atmosphere. With four bedrooms, multiple reception and family spaces, three bathrooms in total, a private driveway and beautifully maintained gardens, this is a home that offers both style and practicality in equal measure.



Positioned within an established residential area of Port Seton, 32 Rowanhill Park enjoys a pleasant setting within easy reach of a range of local amenities and everyday conveniences. The surrounding area offers a welcoming community atmosphere, with excellent opportunities for coastal walks, outdoor pursuits and leisure, while nearby Prestonpans and Musselburgh provide a wider selection of amenities.

The property is well placed for access to excellent transport links, making it an appealing choice for commuters and families alike. With the beautiful East Lothian coastline close by and Edinburgh within convenient travelling distance, the location combines the tranquillity of a residential setting with excellent connectivity.

The Location



Image credit: <https://www.openstreetmap.org/>

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