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Offers Over £345,000



90 Poplar Park, Port Seton, EH32 0TE













This beautifully-presented, four-bedroom, detached villa with driveway for two cars and a child safe garden to the rear, is set within a popular modern residential development, in the sought after and charming East Lothian fishing village of Port Seton. The downstairs accommodation, which has real wood flooring in the two public rooms, consists of an entrance hall leading to a fabulous sitting room which opens to the separate dining room with bi-fold doors onto the decked patio, a stylish 'L' shaped fitted kitchen/family room with cloakroom/WC and door leading to the side of the house. On the upper floor are four bedrooms, master with fitted mirror wardrobes and en suite shower room/WC, and an additional styish family bathroom/WC with shower over the bath. This beautiful family home offers the perfect accommodation for the growing family with a part floored attic space for extra storage and a child safe rear garden.

Accommodation

Ground Floor

* Welcoming hallway with access to all rooms
* Spacious sitting room with neutral décor opening to the separate dining room with bi-fold doors onto the decked patio
* Stylish fitted kitchen/family room with appliances available
* Cloakroom/WC

First Floor

* Landing with storage cupboard and hatch with access to the attic space
* Generous master bedroom with fitted mirror wardrobes and en suite shower room/WC
* Three further bedrooms all with free standing wardrobes included
* Additional family bathroom with shower over the bath

Additional Information

* Gas central heating and double glazing throughout
* Integrated fridge freezer
* Freestanding Range cooker, washing machine and dishwasher may be available by separate negotiation
* Fully enclosed rear garden with decked & paved patio areas
* Driveway to the front for 2 cars and residents parking nearby

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Approximate Gross Internal Area
102.9 sq m / 1107 sq ft

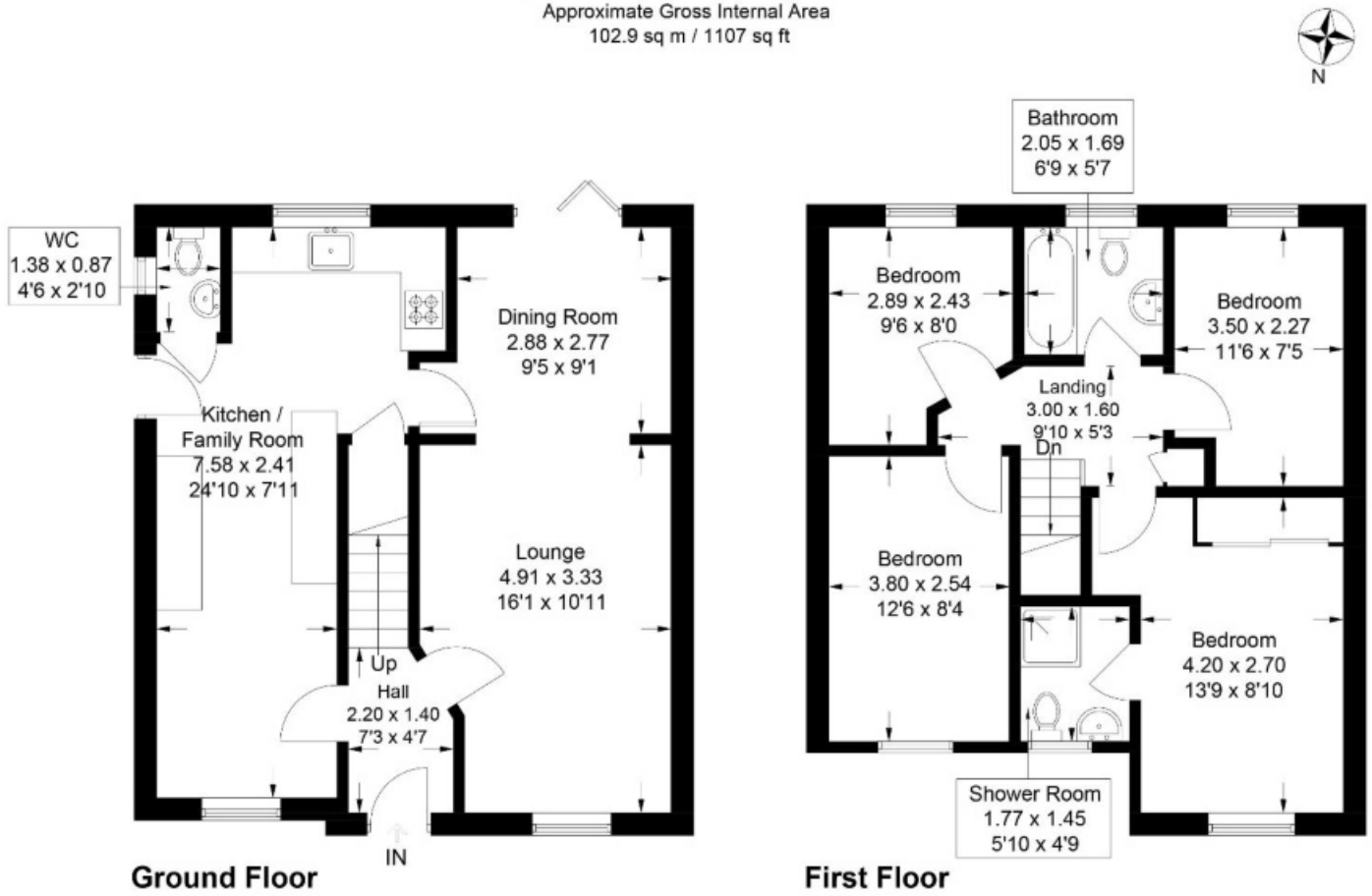


Illustration for identification purposes only, measurements are approximate, not to scale. fourlabs.co © (ID1348185)

Location
The village of Port Seton is located amid pleasant open countryside in the County of East Lothian which is famous for its magnificent coastline and beautiful sandy beaches. The village itself sits on the shores of the Firth of Forth. Traditionally a fishing village, its beautiful historic harbour, built in 1656 by the 11th Lord Seton, is still very much a working harbour. Ideally situated for commuting to Edinburgh, with regular bus services run to and from Edinburgh and the surrounding areas. There is easy access to the A1 and City By-pass. The nearby Prestonpans and Wallyford rail stations provide frequent rail links to the city with "park and ride" facilities. The area also offers a good variety of local shops with local schools, leisure and recreational activities all being near at hand. Further shopping is available in Prestonpans with a large Lidl store as well as Tranent which has the Asda and Aldi supermarket. An Asda superstore and Fort Kinnaird Retail Park are also just a short drive away, offering a more extensive range of shops with all the High Street names including many restaurants as well as a cinema. There are sandy beaches and wildlife reserves heading east along the coast, as well as many golf courses including Gullane and North Berwick.

Fixtures and Fittings
All fixtures and fittings, including integrated fridge/freezer, fitted floor coverings, blinds and light fittings are included. The free standing Range Cooker, washing machine and dishwasher may be available by separate negotiation however are without warranty

Services
Mains electricity, gas, water and drainage

EPC

Council Tax
East Lothian Council Tax Band E

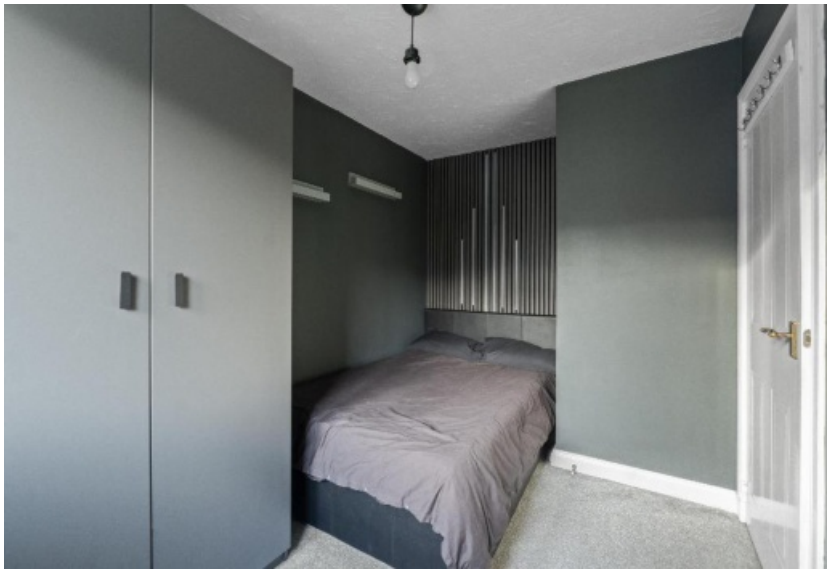
Offers
Offers should be submitted in proper legal form to the Selling Agents. Any prospective purchaser wishing to be informed of a closing date should notify the Selling Agents as soon as possible. The Selling Agents reserve the right to sell the property without setting a closing date and do not bind themselves to accept the highest of any offer.

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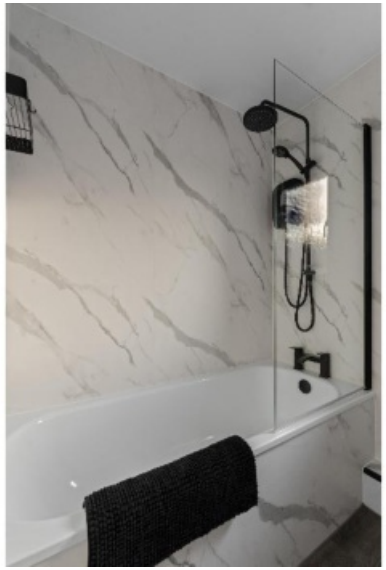
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Annan,	Tel 01461 202 866/867
Tranent,	Tel 01875 611211

Full members of:

Whilst these particulars are prepared with care and are believed to be accurate neither the Selling Agent nor the vendor warrant the accuracy of the information contained herein and intending purchasers will be held to have satisfied themselves that the information given is correct.