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15 Sycamore Avenue,
Port Seton EH32 0UA







An impressive 4 bedroom detached family home, peacefully positioned within a quiet cul-de-sac

4 Bed | 2 Bath | 2 Reception

Situated in the historic coastal town of Port Seton, 15 Sycamore Avenue is an impressive 4 bedroom detached family home, peacefully positioned within a quiet cul-de-sac in a sought-after modern development. Beautifully remodelled and extended by the current owners, this superb property offers spacious, light-filled accommodation arranged over two floors. Finished to an outstanding standard throughout, the home provides a flexible layout and is presented to the market in truly turnkey condition. Occupying a well-positioned plot, the property benefits from a private driveway and integral garage, together with attractive, well-maintained gardens to both the front and rear. The accommodation, in brief, comprises – entrance vestibule hallway, sitting room, open plan dining kitchen / family room / snug, principal bedroom with built- in wardrobes and an ensuite shower room, 3 further double bedrooms with built-in wardrobes, family shower room, additional ground floor WC, and utility room. The development is managed by James Gibb, with monthly fees of £16.

Offers Over £385,000

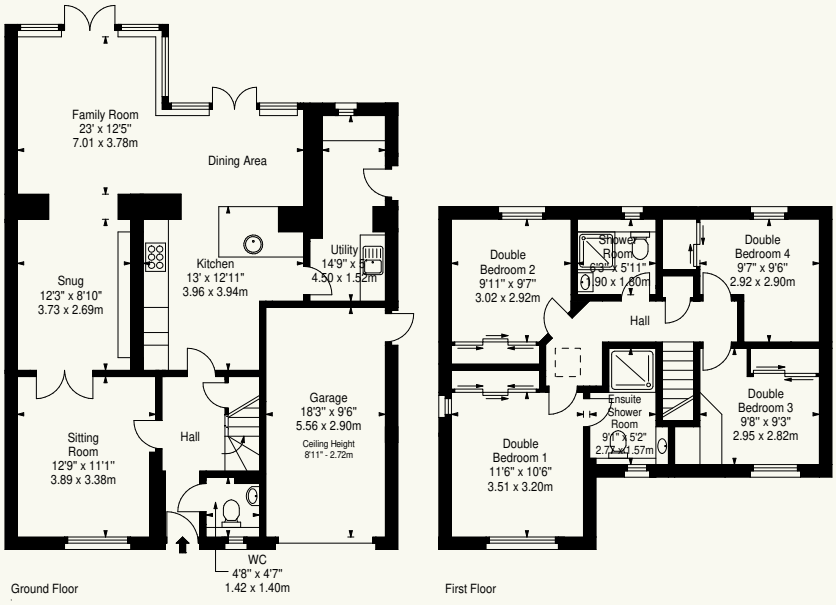
Features

- Popular modern development
- Immaculately presented and extended accommodation
- South-east facing rear garden
- 2 reception rooms
- 4 double bedrooms (1 ensuite)
- Family shower room
- Additional ground floor WC
- Utility room
- Integral garage and driveway
- Gas central heating and double glazed throughout
- EPC Rating C

Sycamore Avenue,
Port Seton,
Prestonpans,
East Lothian, EH32 0UA

SquareFoot

Approx. Gross Internal Area
1497 Sq Ft - 139.07 Sq M
Garage
Approx. Gross Internal Area
173 Sq Ft - 16.07 Sq M
For identification only. Not to scale.
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Port Seton is a historic coastal town in the county of East Lothian, which is well within commuting distance of Edinburgh via the A1 (approximately 11 miles) or by rail from neighbouring Prestonpans (journey time approximately 16 minutes). It is a popular and attractive place to live with a strong sense of community, good local shopping and leisure facilities. The nearby Meadowmill Sports Centre offers a wide programme of activities for children and adults alike and the surrounding area is famous for its beautiful sandy beaches, superb countryside, championship golf courses and fine cuisine. Schooling is available locally from nursery through to senior level and The Queen Margaret University is within a short drive. The Fort Kinnaird Outlet is also within a short drive and plays host to the majority of High Street names. Edinburgh International Airport, the west side of the city and the central motorway network are all readily accessible via the A1.

FOR VIEWING:

By appointment only

Contact Lindsays on:

0131 229 4040 edinburghproperty@lindsays.co.uk property.lindsays.co.uk

Prospective purchasers are requested to note formal interest with Lindsays as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate.