

1 Rowanhill Drive

PORT SETON, PRESTONPANS, EH32 0SX



Spacious four-bedroom detached family home with large garden and driveway in the heart of Port Seton



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McEwan Fraser is delighted to present this spacious four-bedroom detached house in Port Seton, brought to the market in good condition and offering an excellent family home.

THE LIVING ROOM



Step inside through the front door into the entrance vestibule, where the bright and welcoming living room lies straight ahead. This generous space benefits from a dual aspect, creating a light and airy feel, and flows seamlessly into the dining room through a flat arch, making it perfect for family life and entertaining.

THE DINING ROOM



THE KITCHEN, UTILITY & WC



The modern kitchen sits just off this space and is fitted with an integrated gas hob, oven, fridge/freezer, and ample worktop and storage space. A utility room provides direct access to the rear garden and also leads to a handy W.C. Completing the ground floor is a versatile double bedroom, created from a thoughtful garage conversion, which could also serve as a playroom, office, or guest space.



BEDROOM 4



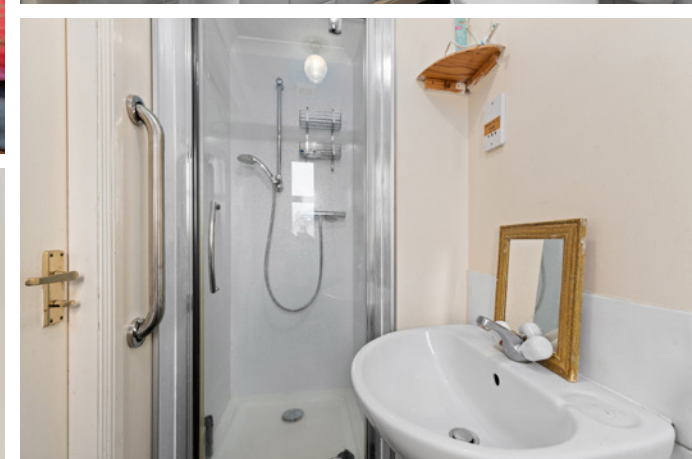
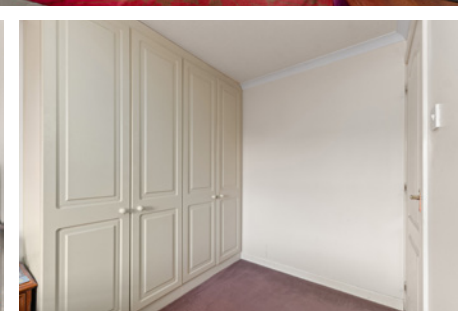
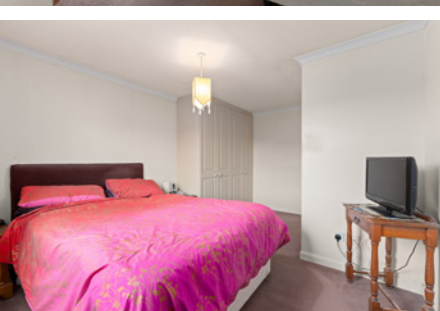


Upstairs, you'll find three further double bedrooms, with the principal bedroom enjoying an en-suite. A well-appointed three-piece family bathroom serves the remaining bedrooms.

THE BATHROOM



BEDROOM 1



BEDROOM 2



BEDROOM 3



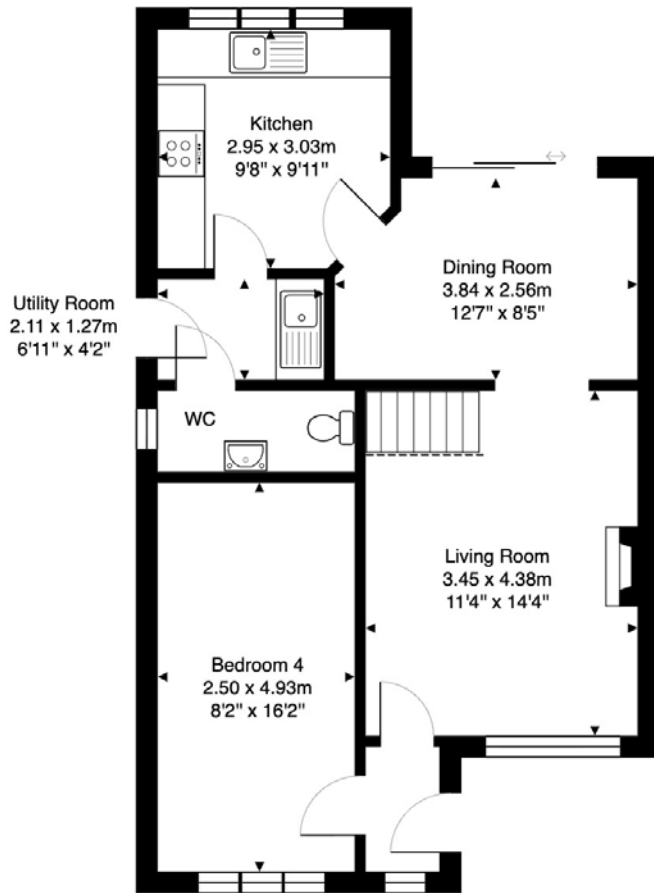
Externally, the home offers a large rear garden, ideal for children to play or for summer entertaining, alongside a driveway at the front providing off-street parking.

This is a fantastic opportunity to secure a well-proportioned family home in a popular location, ready to move into and enjoy.

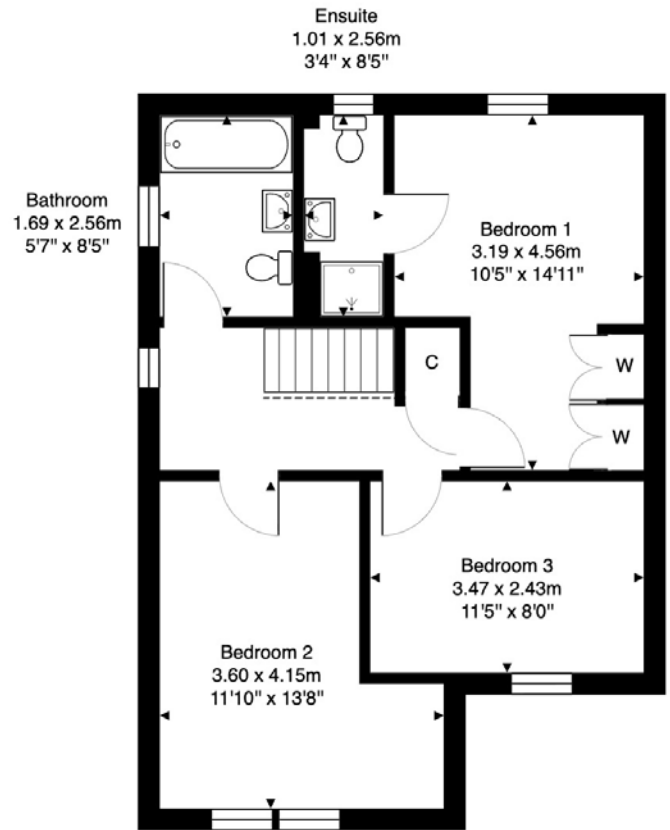
EXTERNALS



FLOOR PLAN & DIMENSIONS



Ground Floor

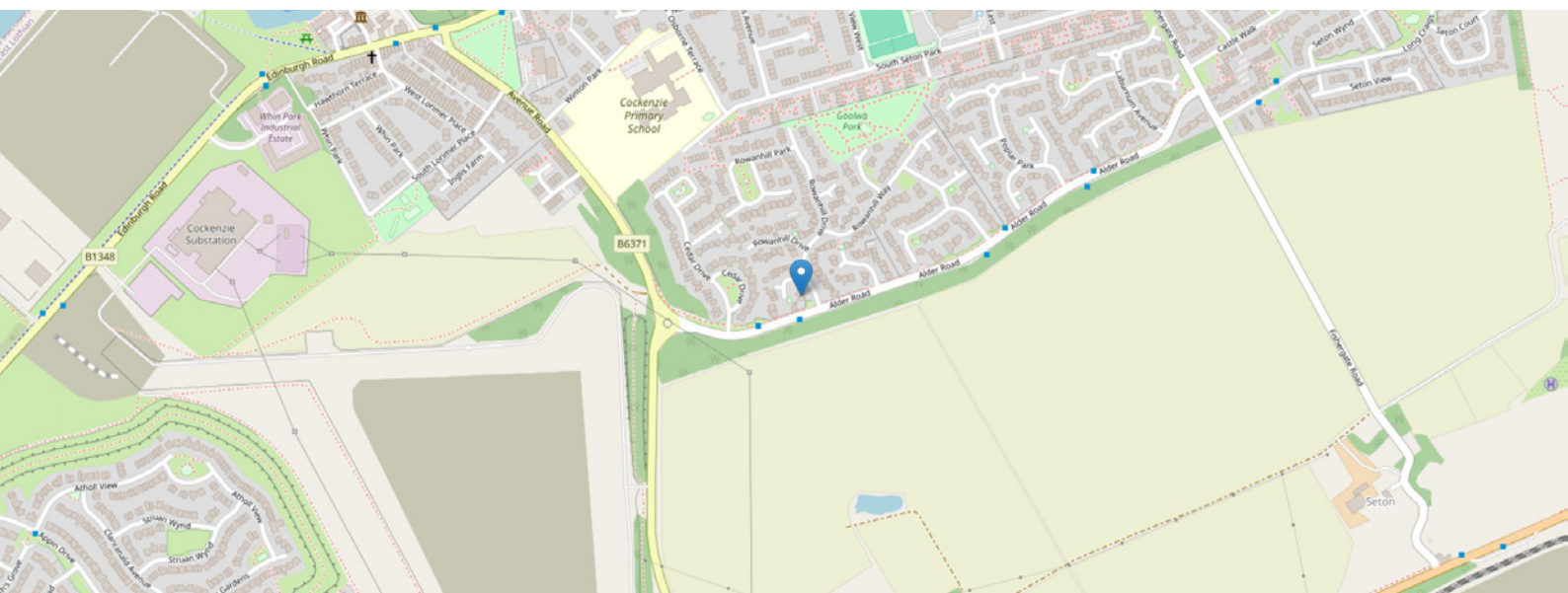


First Floor



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 93m² | EPC Rating: C



THE LOCATION

Port Seton is a small town situated in the county of East Lothian on the banks of the River Forth. Located approximately ten miles from Edinburgh, this is an ideal area for anybody working in the city and is within easy commuting distance via the Musselburgh bypass. The journey into Edinburgh will take approximately twenty minutes by car, and there is, of course, an excellent bus service every thirty minutes. There is also a good train service direct to the Waverley Station from Prestonpans, a journey which will take about twelve minutes.





Port Seton offers a wide range of shops and facilities, including a supermarket which will provide every possible daily requirement, as well as banking facilities and a health centre. In addition, there are local primary and nursery schools in Cockenzie, and the secondary school is Preston Lodge High.

This is a beautiful area featuring two harbours, several golf courses nearby, an indoor sports centre and the popular race course at Musselburgh. There are lovely walks along the beach, and there is a swimming pool at nearby Tranent.




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Exchange
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Designer

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