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3 ALDER ROAD
PORT SETON, EAST LOTHIAN, EH32 0UN

PORT SETON

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.

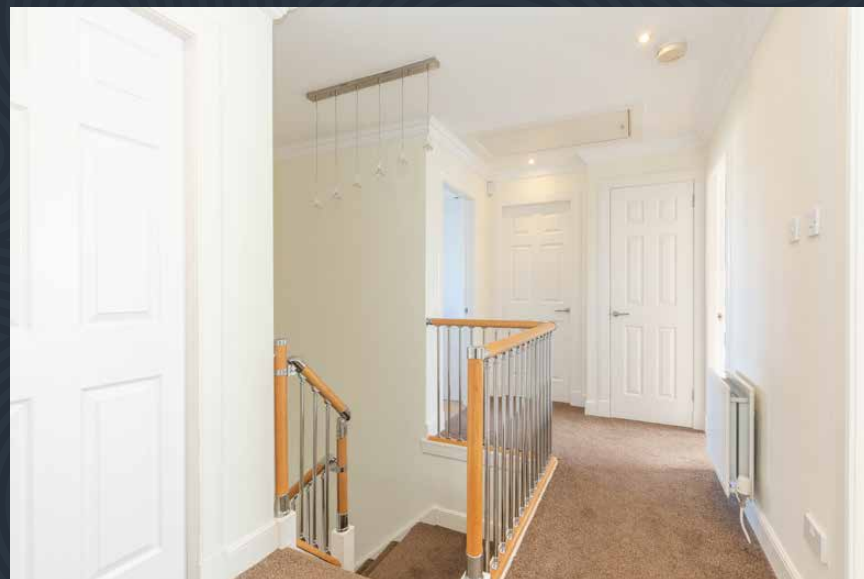
There is also a good train service direct to the Waverley Station from Prestonpans, a journey which will take about twelve minutes.

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, a health centre and Port Seton Community 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 racecourse at Musselburgh. There are lovely walks along the beaches and there is a swimming pool at nearby Tranent.





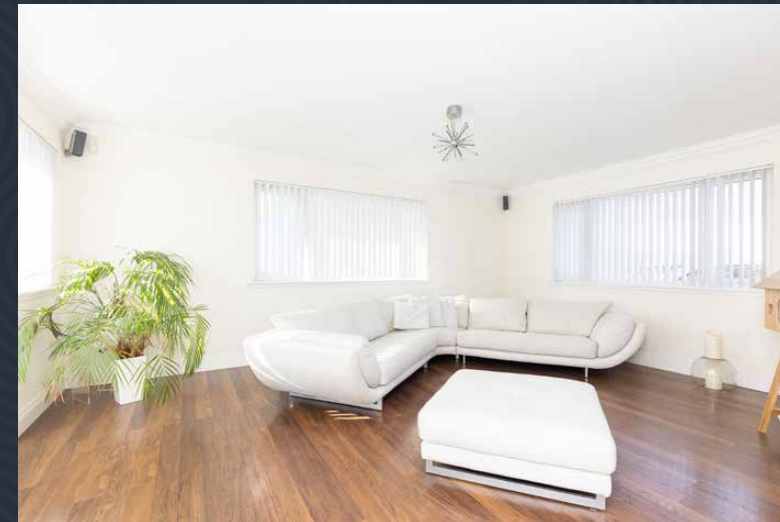
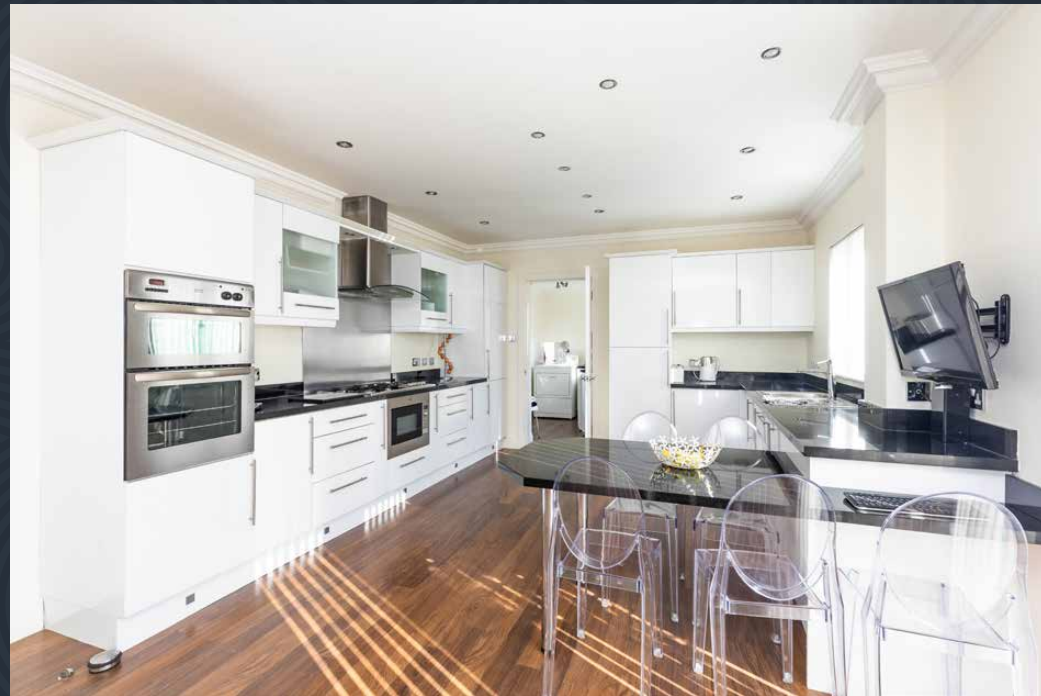
3 ALDER ROAD

Situated in an exclusive, modern development within easy reach of Edinburgh and the beautiful East Lothian coastline, this spacious five bedroom detached villa is brought to the market in pristine condition. Well cared for by the current owners, this property is well proportioned offering flexible living space ideal for any larger families or for professionals who care to operate small businesses from home.

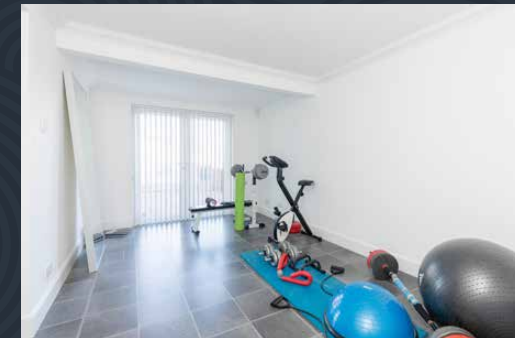
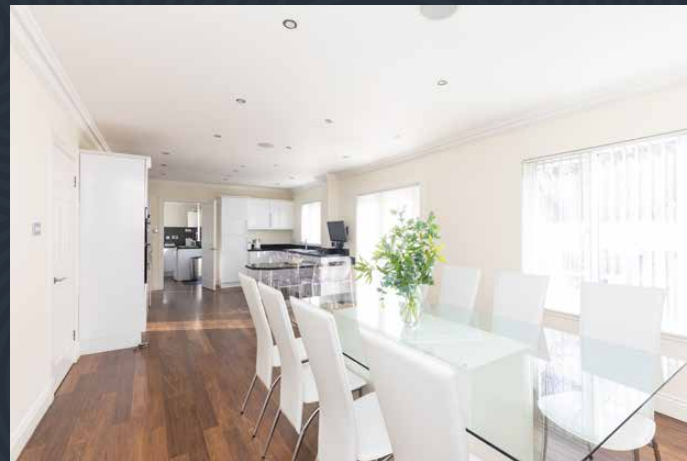
Externally the property benefits from a large south-facing enclosed side and rear garden with laid lawn, a large timber decking area for entertaining and a summerhouse. The front garden provides private monobloc parking for up to four cars.

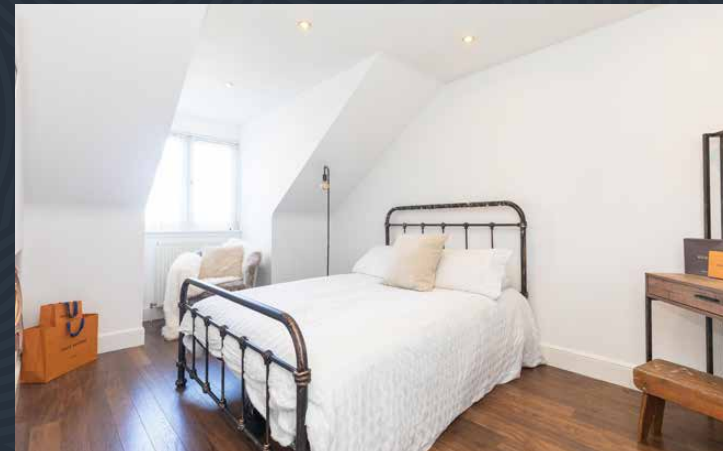
Internally the accommodation over two floors comprises an entrance vestibule with a fresh WC, a welcoming hallway with under the stairs storage and a comfortable formal lounge with a feature gas fire. To the side elevation, there's a bright, elegant sitting/family room with a flat-screen TV and french doors going out to a well-tended garden. A bright and modern breakfasting kitchen has an excellent selection of stylish white kitchen units, a solid worktop and a full range of integrated appliances all of which is sure to appeal to any aspiring chef. French doors from the kitchen allow direct access to the decked garden offering serene living space, just off the kitchen, there is a useful utility room with storage. The downstairs is complete with a modern gymnasium and separate office with built-in desk ideal for any small business.





“... A BRIGHT AND MODERN BREAKFASTING KITCHEN HAS AN EXCELLENT SELECTION OF STYLISH WHITE KITCHEN UNITS ...”





Upstairs, there's storage and access to a partially floored attic, the master bedroom is well equipped with built-in wardrobes and boasts a stylish fully tiled en-suite shower room. A second double bedroom provides built-in

wardrobes with a third double bedroom benefiting from a walk-in wardrobe area. Two additional bedrooms are currently being used as a snug and a dressing room provide ample space for free standing furnishing arrangements



if required. The fully tiled four-piece bathroom with a separate bath and a double walk-in shower complete the rooms. It is also worth noting the property is extremely efficient

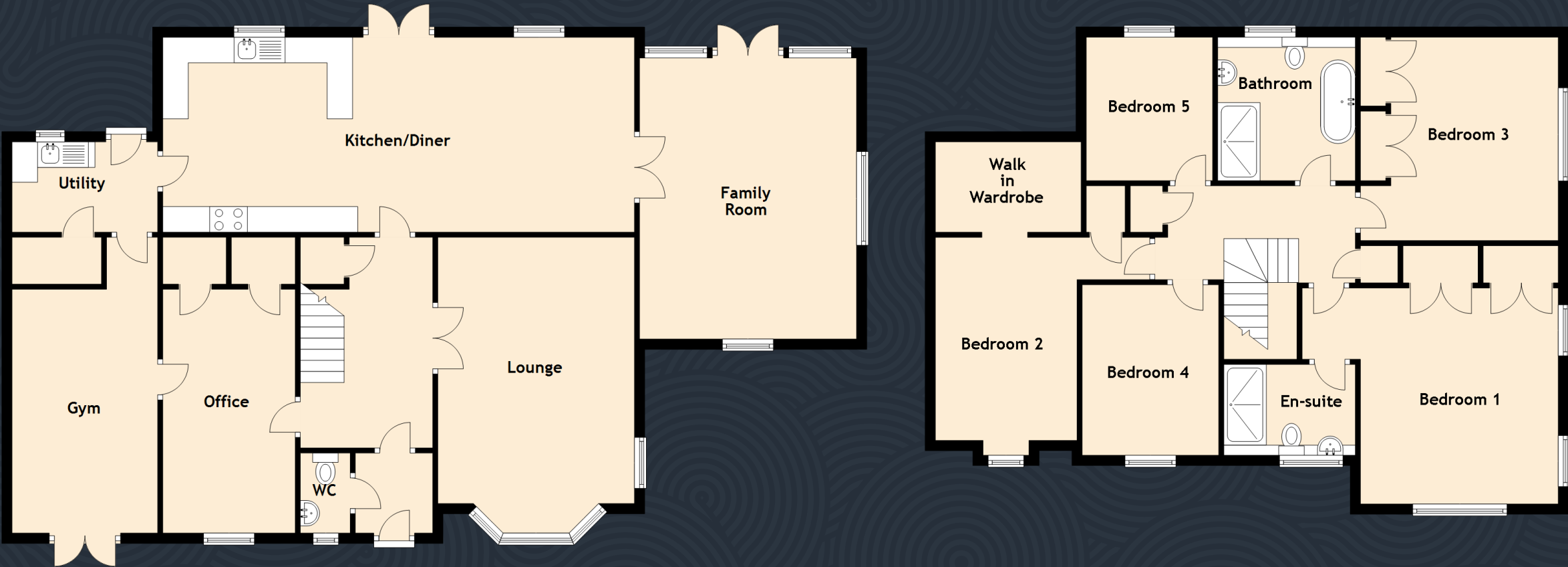
with gas central heating and double glazed window units. Early viewing is advisable as this well-proportioned property has everything and is expected to be popular with a variety of buyers.





SPECIFICATIONS & DETAILS

FLOOR PLAN, DIMENSIONS & MAP



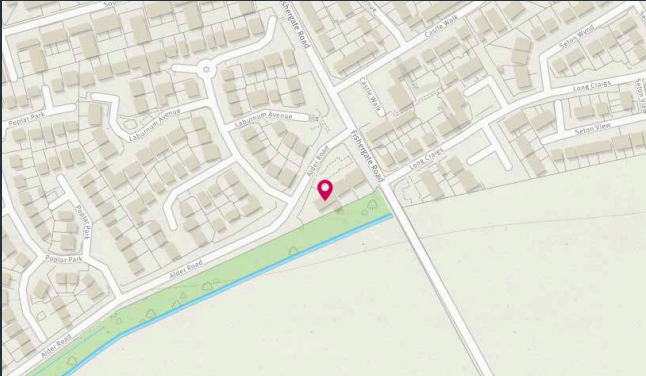
Approximate Dimensions (Taken from the widest point)

Ground Floor	
Gym	5.80m (19') x 2.86m (9'5")
Utility	2.87m (9'5") x 1.77m (5'10")
Office	4.78m (15'8") x 2.60m (8'6")
WC	1.57m (5'2") x 0.98m (3'3")
Kitchen/Diner	9.26m (30'5") x 3.82m (12'6")
Lounge	5.22m (17'2") x 3.86m (12'8")
Family Room	5.51m (18'1") x 4.26m (14')

First Floor	
Bedroom 1	5.03m (16'6") x 4.23m (13'10")
En-suite	2.48m (8'2") x 1.78m (5'10")
Bedroom 4	3.34m (10'11") x 2.68m (8'10")
Bedroom 2	3.98m (13'1") x 2.78m (9'1")
Bedroom 3	3.98m (13'1") x 3.88m (12'9")
Bathroom	2.81m (9'3") x 2.70m (8'10")
Bedroom 5	2.82m (9'3") x 2.48m (8'2")

Gross internal floor area (m²): 237m² | EPC Rating: C

Extras (Included in the sale): All fixtures, fittings, floor coverings, appliances, white goods and summerhouse. Other items of goods and furnishings are available by separate negotiation.





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Text and description
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Professional photography
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 Photographer



Layout graphics and design
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 Designer