

14 Rowanhill Park

PORT SETON, EAST LoTHIAN, EH32 0ST



*Spacious Three Bedroom Semi Detached Family Home
Situated In The Popular Fishing Town of Port Seton*



0131 524 9797



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



McEwan Fraser Legal is delighted to present this three-bedroom semi-detached family home in East Lothian's popular town of Port Seton.

THE LIVING ROOM



Inside, the property comprises:

- The house benefits from two public rooms, a comfortable living room which is front facing with a large under stair cupboard, and a second which is a dining room which leads into the kitchen. Making for an excellent family living space.
- Fully equipped kitchen which has a very generous kitchen to the rear of the house with a mixture of fitted and freestanding appliances and providing direct access into the well-maintained rear garden.

THE DINING ROOM



THE KITCHEN



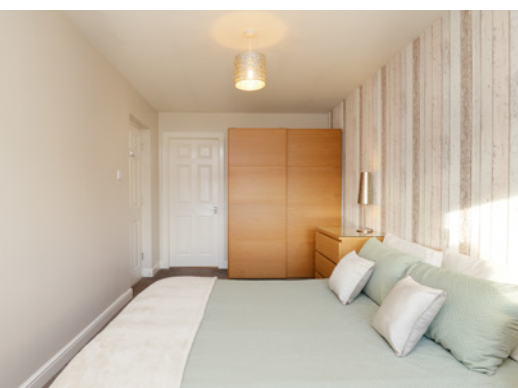


- The property benefits from one main family shower room accessed off the upstairs landing and is well maintained and fitted with a three-piece suite
- There are three bedrooms, two of which are generous double bedrooms with bedroom 1 benefitting from a large walk in cupboard and bedroom 2 from a built-in mirrored wardrobe. The third is a spacious single room or potential home office space if required.

THE SHOWER ROOM



BEDROOM 1



BEDROOM 2



BEDROOM 3

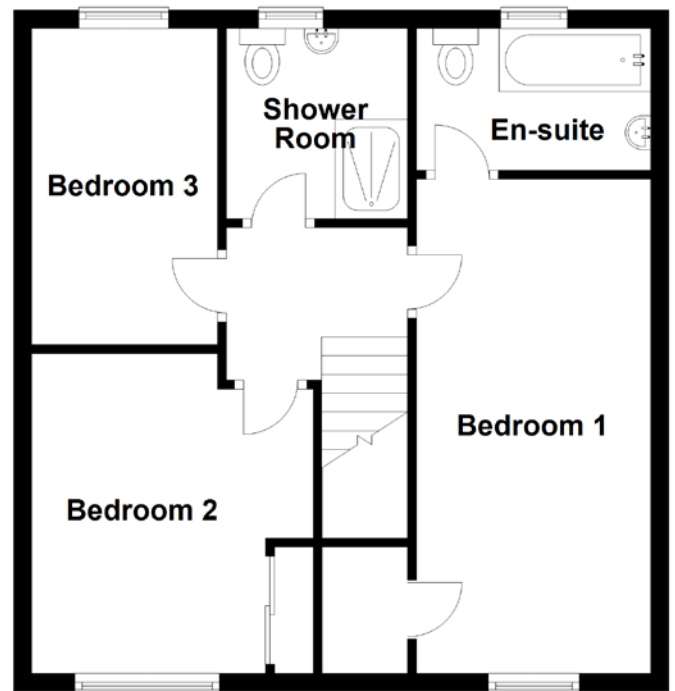
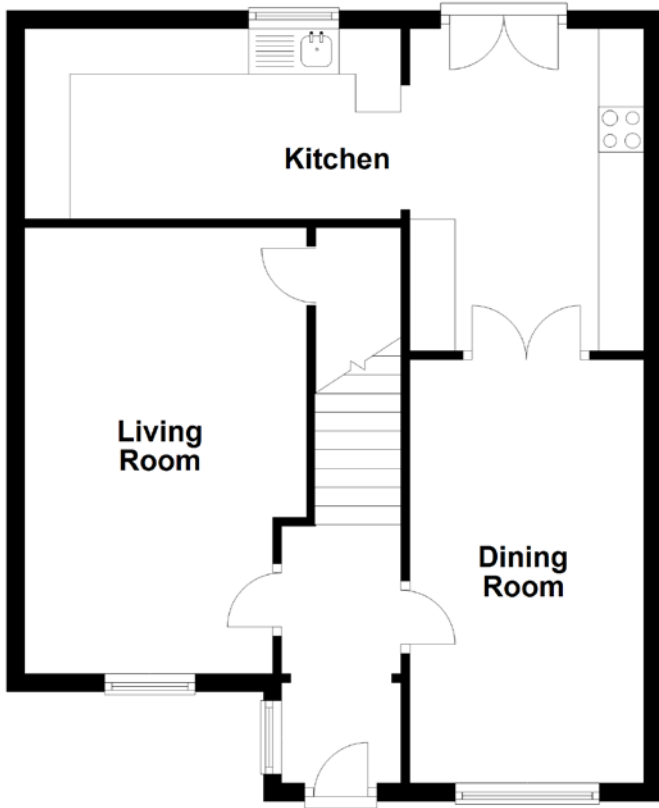


In addition, the property includes gas central heating, double-glazed windows and a single driveway as well as more than adequate on-street parking in the cul de sac.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP



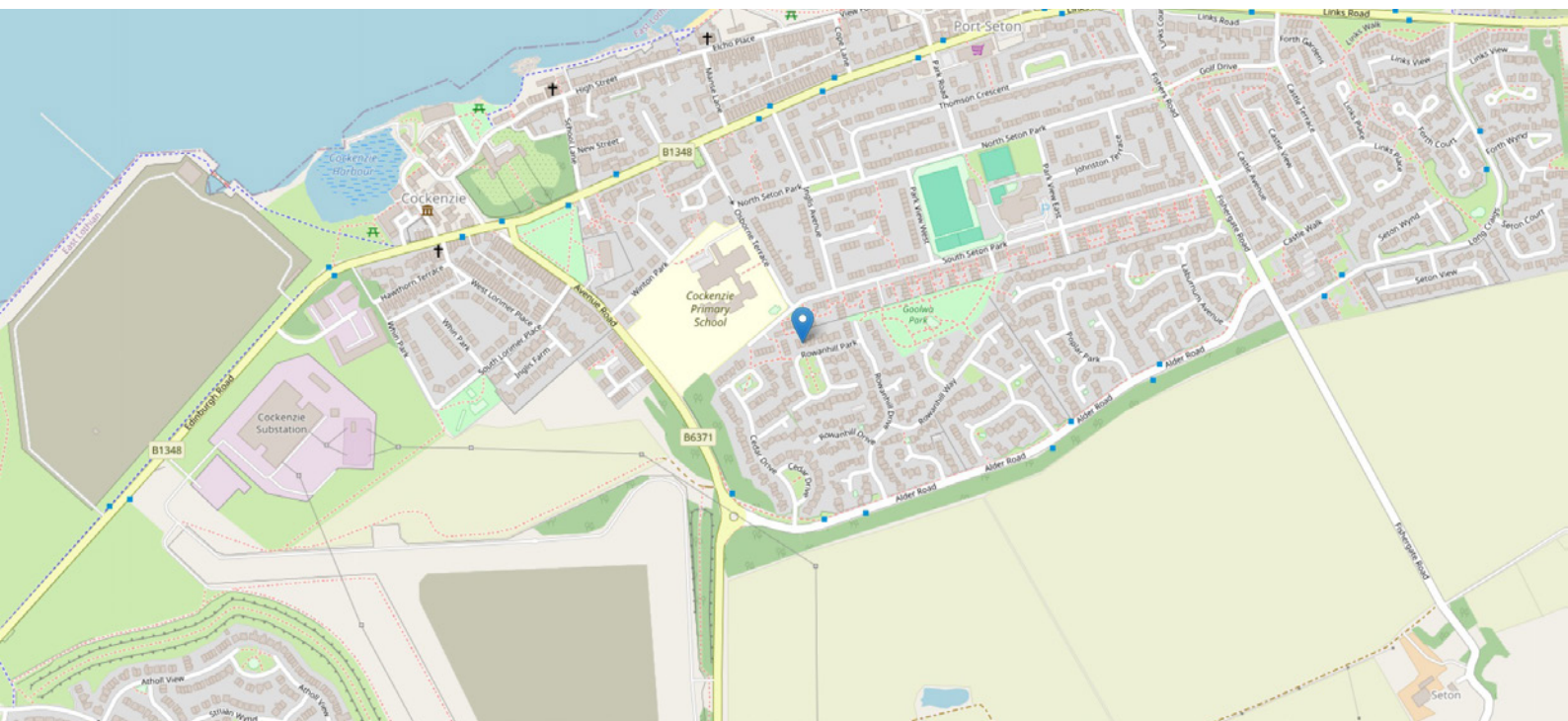
Approximate Dimensions (Taken from the widest point)

Living Room	4.93m (16'2") x 3.12m (10'3")
Dining Room	4.68m (15'4") x 2.59m (8'6")
Kitchen	6.85m (22'6") x 3.56m (11'8")
Shower Room	2.10m (6'11") x 1.96m (6'5")
Bedroom 1	5.41m (17'9") x 2.59m (8'6")

En-suite	2.55m (8'4") x 1.57m (5'2")
Bedroom 2	3.54m (11'7") x 3.00m (9'10")
Bedroom 3	3.50m (11'6") x 2.06m (6'9")

Gross internal floor area (m²): 108m² | EPC Rating: C

Extras: Two sheds, a wooden playhouse and Summer house



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 beaches and there is a swimming pool at nearby Tranent.



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk



Text and description
BEN STEWART CLARK
Area Sales Manager



Layout graphics and design
ALLY CLARK
Designer

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