

# 2 Sycamore Avenue

PORT SETON, PRESTONPANS, EAST LOTHIAN, EH32 0UA



*This spacious four-bedroom detached villa sits on a generous corner plot with mature gardens and a double driveway*



0131 524 9797



[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)



[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)





McEwan Fraser is delighted to present this spacious four-bedroom detached villa to the market. The property sits on a generous corner plot with mature gardens and a double driveway. Internally, the property is presented in excellent condition and accommodation includes two public rooms, a kitchen breakfast room, a utility room, a conservatory, a master bedroom with en-suite, three further bedrooms, and a shower room.

# THE LIVING ROOM



Internal accommodation is focused on creating superb entertaining space. The principal living room is a bright dual-aspect room with ample space for a large suite and supporting furniture. An incoming owner will have plenty of flexibility to create their ideal entertaining space. Across the hall, a generous dining room has space for a large dining table and further seating. Patio doors from the dining room give access to the conservatory.



# THE DINING ROOM





# THE CONSERVATORY





# THE KITCHEN



There is potential to combine the dining room with the adjacent kitchen which would create a magnificent modern family kitchen running the width of the house. The existing kitchen breakfast room has a full range of base and wall-mounted units that offer excellent prep and storage space alongside an integrated gas hob and a double oven. There is an attached utility room with further storage and worksurface space. Ground floor accommodation also includes a WC and a central hallway with integrated storage.

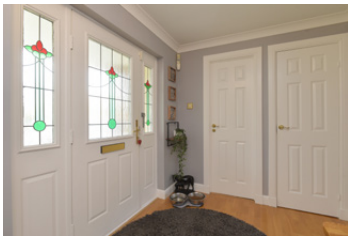




# THE UTILITY & WC







Climbing the stairs, the first-floor landing gives access to all four bedrooms, a shower room, and a large loft space for additional storage. Bedroom one is a beautiful master bedroom with ample floor space for a full suite of furniture alongside an integrated wardrobe and a partially tiled en-suite shower room that has natural light. The second and third bedrooms are further generous double and bedroom four is a large single. Internal accommodation is completed by a stylish partially tiled shower room.

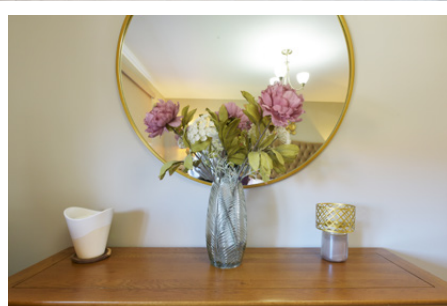
For extra warmth and comfort, the property boasts gas central heating and double glazing.

## THE SHOWER ROOM





# BEDROOM 1





# BEDROOM 2





# BEDROOMS 3 & 4





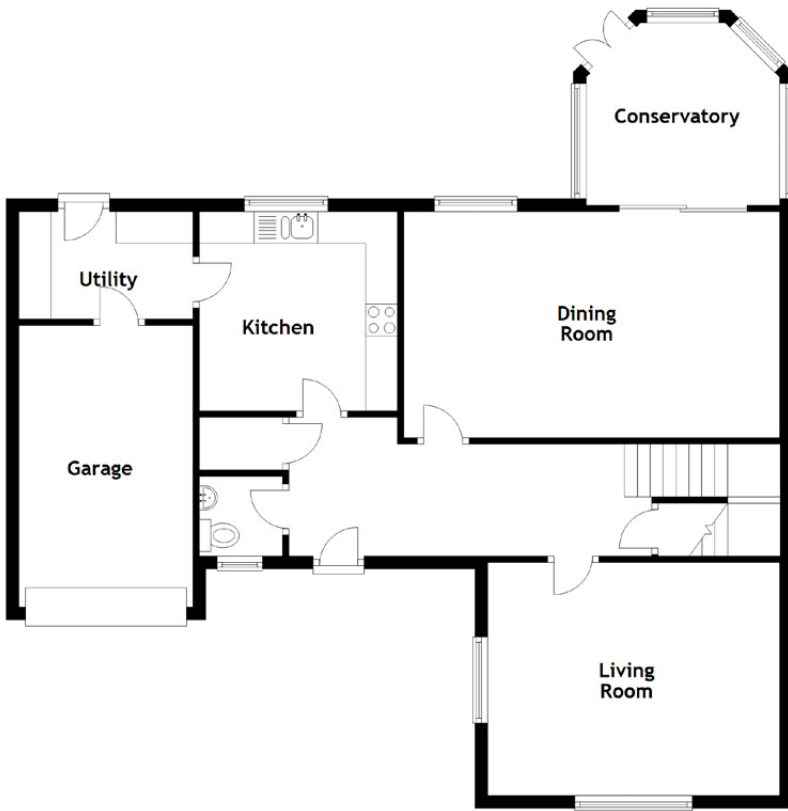
To the front of the property is a large double-width Monobloc driveway and lawn whilst to the rear is a large, well-maintained, fully enclosed garden which is mainly laid to lawn with a brick-built shed. There is an integrated double garage with twin up-and-over doors, power, and light.

# EXTERNALS

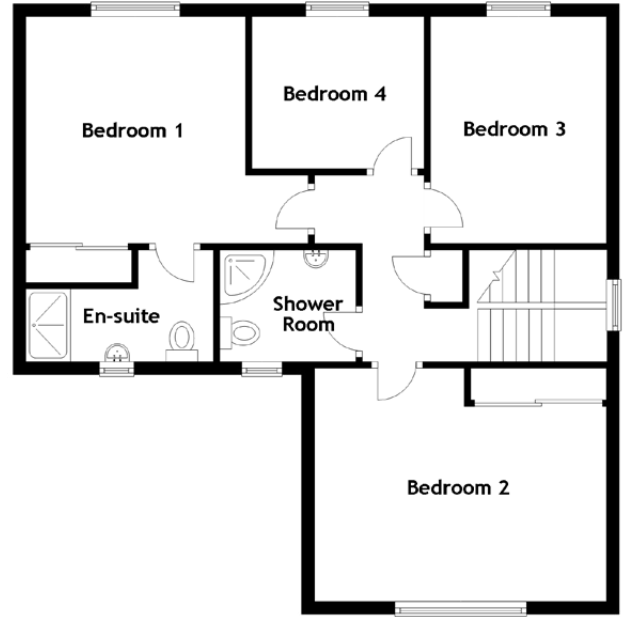




# FLOOR PLAN, DIMENSIONS & MAP



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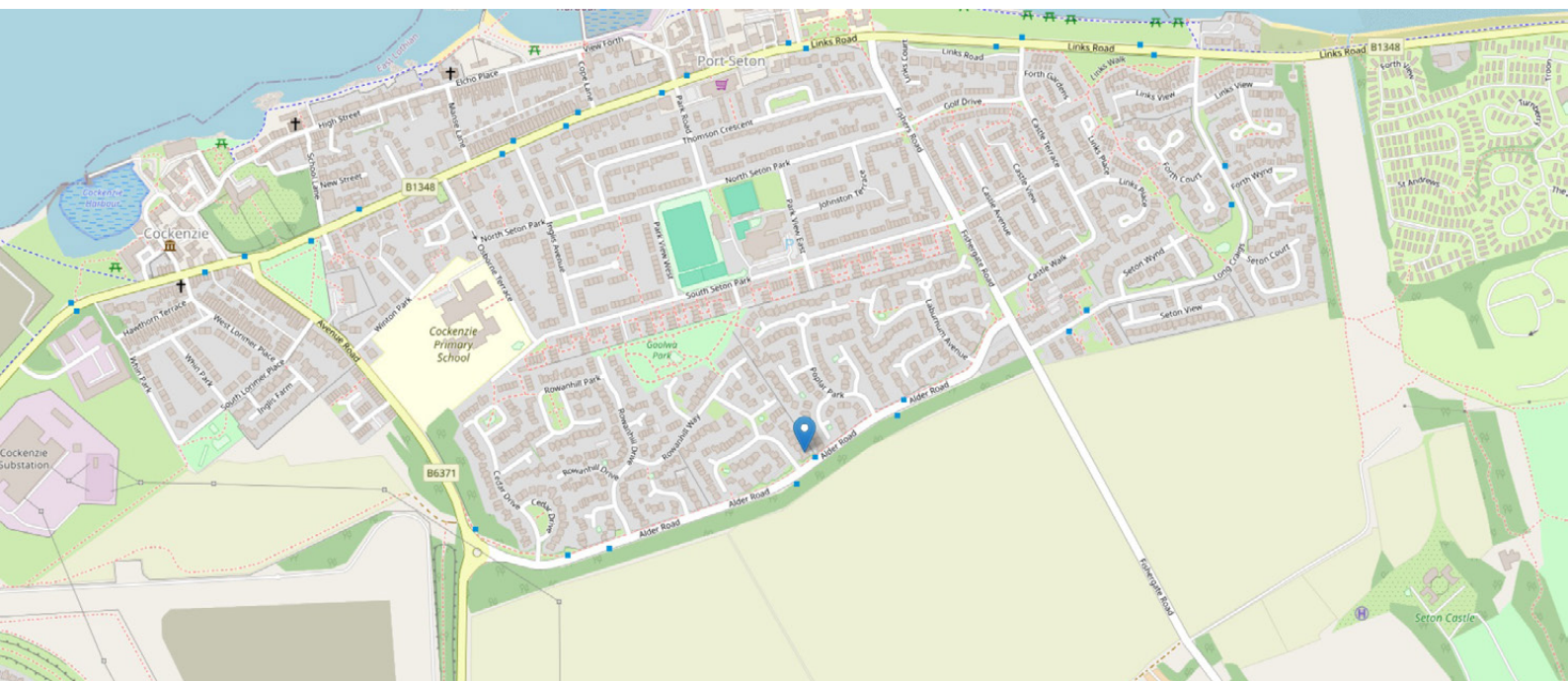


Approximate Dimensions  
(Taken from the widest point)

Living Room	4.56m (15') x 3.65m (12')
Dining Room	5.87m (19'3") x 3.54m (11'7")
Conservatory	3.02m (9'11") x 2.43m (8')
Kitchen	3.12m (10'3") x 3.10m (10'2")
Utility	2.72m (8'11") x 1.68m (5'6")
Shower Room	2.13m (7') x 1.75m (5'9")

Bedroom 1	4.33m (14'2") x 3.54m (11'7")
En-suite	2.93m (9'7") x 1.79m (5'10")
Bedroom 2	4.56m (15') x 3.65m (12')
Bedroom 3	3.56m (11'8") x 2.75m (9')
Bedroom 4	2.69m (8'10") x 2.38m (7'10")
Garage	4.41m (14'6") x 2.72m (8'11")

Gross internal floor area (m<sup>2</sup>): 153m<sup>2</sup>  
EPC Rating: C





# THE LOCATION

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 running 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.



**McEwan Fraser Legal**  
Solicitors & Estate Agents

Tel. 0131 524 9797  
www.mcewanfraserlegal.co.uk  
info@mcewanfraserlegal.co.uk

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Text and description  
**MICHAEL MCMULLAN**  
Area Sales Manager



Layout graphics and design  
**ALLY CLARK**  
Designer

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