



  
**McEwan Fraser Legal**  
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**7 Rowanhill Drive**  
PORT SETON, EAST LOTHIAN, EH32 0SX

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.

## PORT SETON | EAST LoTHIAN





## 7 ROWANHILL DRIVE

An excellent opportunity has arisen to acquire this beautifully presented detached villa, well situated in Port Seton in East Lothian. Viewing of this property is highly recommended. Internally the accommodation is in excellent decorative order.

Number seven sits in an enviable position within this sought after residential development, and benefits from a lovely drive leading to the entrance and single garage.

The front of the property faces onto a large landscaped green. This makes an ideal location for families with young children. The property is close to all local amenities with easy access to Edinburgh and surrounding areas.

The property offers spacious and versatile accommodation set over two levels and is situated on a quiet street making it ideal for families with children. This impressive three bedroom detached house is in immaculate condition. The property has a peaceful and fully enclosed rear garden.

The ground floor accommodation consists of an entrance hallway and a two piece WC. The airy living room has a large double glazed window and double French doors flooding the room with natural light, plus there is a generous living space for furniture and units. The brand new kitchen is fitted with a good range of floor and wall mounted units providing lots of worktop space, a gas cooker and an extractor fan which is sure to appeal to any aspiring chef. There is also a separate dining area ideal for family meals or formal entertaining.

The first floor has a master bedroom with a three piece en-suite shower-room, a further double bedroom with plenty of space for units, a large single bedroom ideal for small children and a three piece bathroom suite completes the upstairs accommodation.

The attic is partially floored, accessed via the landing and provides more than adequate additional storage space.

This property also benefits from gas central heating, full double glazing, an alarm system, a driveway to allow for off-street parking, as well as a single garage. There is also more than enough on-street parking to accommodate for visitors.



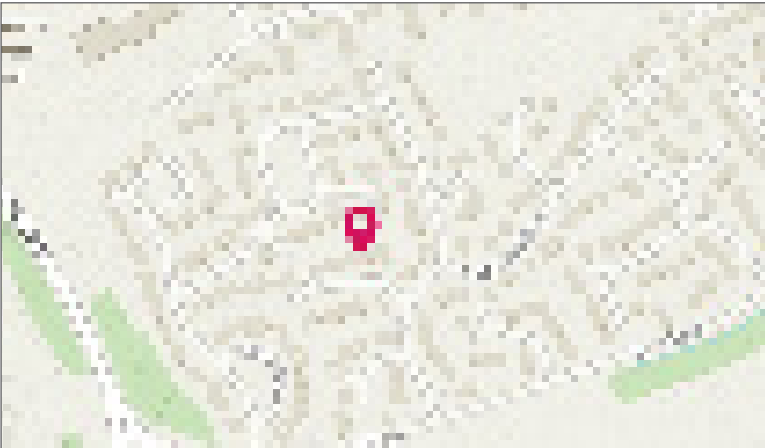
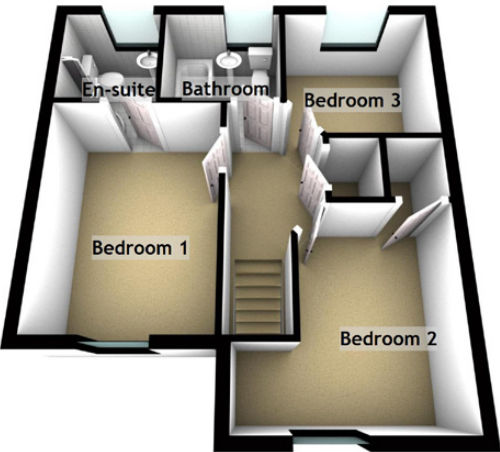
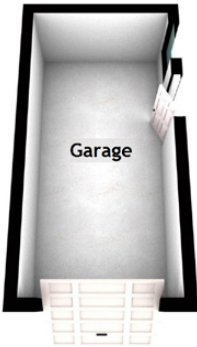
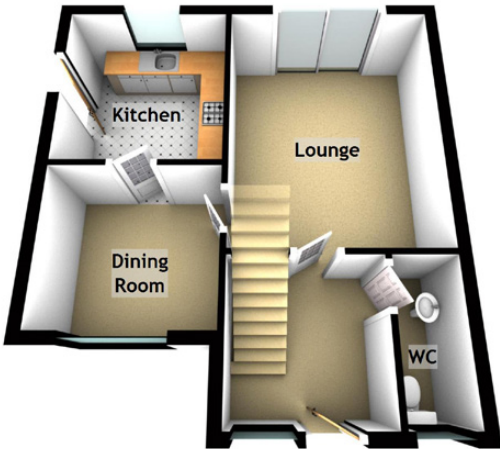
# SPECIFICATIONS

Approximate Dimensions  
(Taken from the widest point)

|             |                               |
|-------------|-------------------------------|
| Lounge      | 4.68m (15'4") x 3.40m (11'2") |
| Kitchen     | 2.85m (9'4") x 2.72m (8'11")  |
| Dining Room | 2.72m (8'11") x 2.54m (8'4")  |
| Bedroom 1   | 3.71m (12'2") x 2.70m (8'10") |
| Bedroom 2   | 3.44m (11'4") x 3.25m (10'8") |
| Bedroom 3   | 2.44m (8') x 2.33m (7'8")     |
| Bathroom    | 1.96m (6'5") x 1.68m (5'6")   |
| En-suite    | 1.68m (5'6") x 1.63m (5'4")   |
| WC          | 1.72m (5'8") x 0.98m (3'3")   |

Gross internal floor area (m²) - 75m²

EPC Rating - C



Bedroom Two



Bedroom Two



Bedroom Three



Bedroom One



Bedroom One





Text and description  
**JOSH STEEPLES**  
Surveyor



Professional photography  
**PHILIP STEWART**  
Photographer



Layout graphics and design  
**BRYONY STEWART**  
Designer