



Well located detached villa

Making for an ideal family home

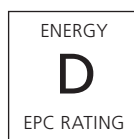
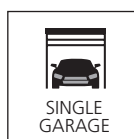
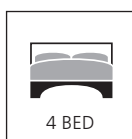


35 Rowanhill Park

Port Seton, Prestonpans, East Lothian, EH32 0ST



Scan Here!



PORT SETON

Prestonpans



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.





35 ROWANHILL PARK

Port Seton, Prestonpans

An excellent opportunity has arisen to acquire this four bedroom detached villa, making for an ideal family home, while being well situated on a spacious corner plot within the Port Seton area of East Lothian. Viewing of this property is highly recommended.

Internally this accommodation is in excellent decorative order, briefly comprising;

Ground Floor: entrance hallway with an under-stair storage cupboard, a bright and spacious lounge including a feature electric fire with surround, a fully fitted, partially tiled kitchen, benefiting from an integrated four gas hob/oven/grill, extractor hood, breakfast bar and internal access to the single garage, a dining room with access to the fully double glazed conservatory with access to the rear garden and a two piece, fully tiled WC.

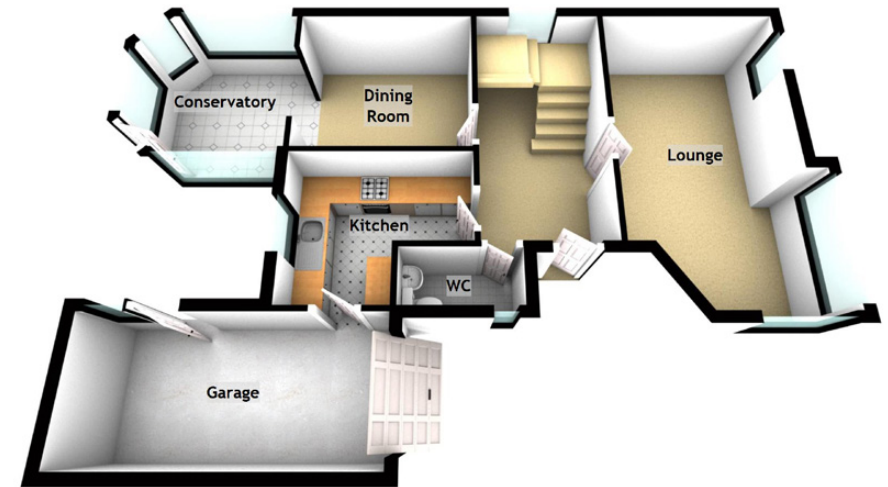
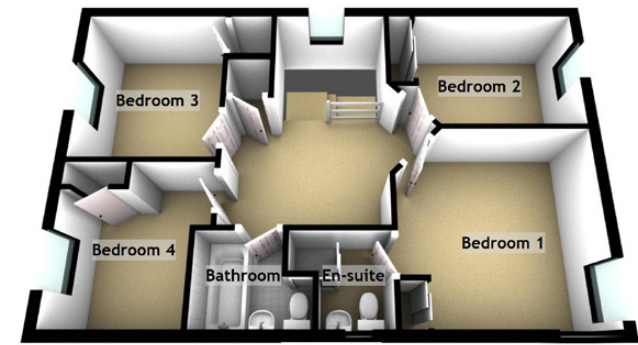
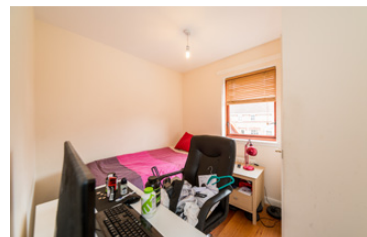
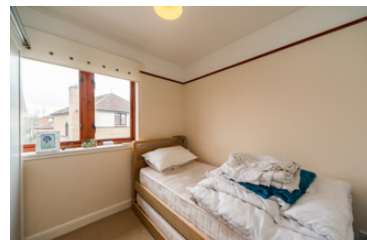
First Floor: landing with an airing cupboard, a spacious master bedroom benefiting from a corner window, a double built-in mirrored wardrobe and a three piece, fully tiled en-suite shower-room with an extractor fan, a further double bedroom with double built-in mirrored wardrobes a small double bedroom with built-in wardrobes and a single bedroom, also benefiting from a built-in wardrobe and a three piece, fully tiled family bathroom with an over-head shower.

Attic: accessed via the landing, providing more than adequate additional storage space.

This property also benefits from; gas central heating, full double glazing, a single garage and single driveway to accommodate for secure off-street parking, as well as more than adequate on-street parking to accommodate for visitors and private garden grounds to the front, side and rear of the property, including a patio area to the rear.



BEDROOMS & Bathrooms



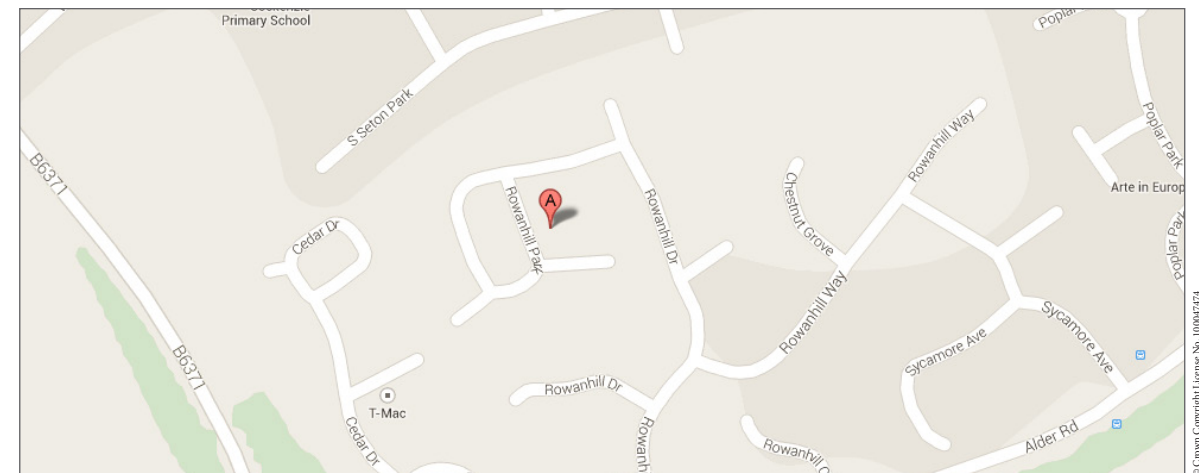
Approximate Dimensions
(Taken from the widest point)

Lounge	5.51m (18'1") x 3.08m (10'1")
Kitchen	3.09m (10'2") x 2.63m (8'8")
Dining Room	3.09m (10'2") x 2.70m (8'10")
Conservatory	2.86m (9'5") x 2.70m (8'10")
Bedroom 1	3.45m (11'4") x 3.42m (11'3")
En-suite	2.11m (6'11") x 1.20m (3'11")
Bedroom 2	3.45m (11'4") x 2.25m (7'5")
Bedroom 3	2.59m (8'6") x 2.59m (8'6")

Bedroom 4	2.79m (9'2") x 2.25m (7'5")
Bathroom	1.95m (6'5") x 1.25m (4'1")
WC	1.51m (4'11") x 0.94m (3'1")

Extras
(Included in the sale)

All fixtures and fittings, including all; blinds, curtains, light fittings, carpets and fitted floor coverings. Please note, other items may be available through separate negotiation.





McEwan Fraser Legal

Solicitors & Estate Agents

Claremont House, 130 East Claremont Street

Edinburgh, EH7 4LB

Telephone: 0131 524 9797

Fax: 0131 556 5129

Email: info@mcewanfraserlegal.co.uk

www.mcewanfraserlegal.co.uk



Part Exchange

If you are interested in this property and have a property to sell, please call 0131 524 9797 or complete our online form to receive a Part Exchange value on your own property.

The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing.

Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers.

Disclaimer - These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed. Buyers must satisfy themselves for the accuracy and authenticity of the schedule and should always visit the property to satisfy themselves of the property's suitability. The dimensions provided may include, or exclude recesses, intrusions and fitted furniture. Any measurements provided are for guide purposes only.



Text and description
SEAN NICOL
Surveyor



Professional photography
VIKTOR VASS
Photographer



Layout graphics and design
CATHERINE ANDERSON
Designer