



56 Rowanhill Drive
PRESTONPANS | EAST LOTHIAN | EH32 0SW


warners
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Set on a quiet development in the popular coastal town of Port Seton is this immaculately presented three bedroom semi-detached house with front and back gardens and a large driveway. Boasting stunning interior and open plan living this property would make an ideal family home surrounded by quick transport links, excellent local amenities and vast open green spaces.

The accommodation comprises welcoming entrance hallway, bright and spacious open plan living/dining area with French doors which lead to the well landscaped rear garden. The fully fitted kitchen comprises dishwasher, oven, gas hob and fan, washing machine, fridge/freezer and also gives access to the rear garden. Upstairs comprises three well-proportioned bedrooms all with built in cupboards and the home is completed by a stylish bathroom with shower over bath. Externally the property benefits from a fully enclosed rear garden laid to lawn with a decking area and a shed. The property also benefits from an insulated attic, gas central heating, double glazing and a driveway with ample off street parking. Early viewing is essential to fully appreciate this home and it's well-connected location.

- Welcoming hallway
- Open plan living/dining area
- Three bedrooms
- Stylish bathroom
- Gas central heating and Double Glazing
- Front and rear gardens
- Driveway

The integrated oven and hob are included in the sale. EPC Rating D.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



The property is located in the popular East Lothian coastal town of Port Seton, which is well within commuting distance of Edinburgh. The property enjoys a prime location yet is within easy reach of the excellent amenities the town and nearby Prestonpans has to offer. For a more comprehensive range of amenities Musselburgh is just a little further afield. Schooling is well represented from nursery to senior level. The property is close to an efficient public transport network, which operates throughout the town, throughout East Lothian and to Edinburgh. The city bypass and main motorway networks are also within easy reach. For those seeking an alternative method of transport there is a railway station at Prestonpans.



