

**32 Poplar Park  
Port Seton, EH32 0TD**

OFFERS OVER £395,000



drummondmiller



- Stunning, cleverly extended detached villa on a large corner plot within this popular modern estate
- Hall, WC, livingroom, diningroom, familyroom
- Modern fitted kitchen/diner, utility room
- Four bedrooms, one en suite
- Stylish family bathroom
- Gas central heating, double glazing
- Well maintained gardens, large monobloc driveway & integrated garage
- EPC Band C, Council tax band F

### Description

Situated on a modern sought after estate, this is a cleverly extended (142m sq) detached villa, built in 1997 offering spacious, flexible family accommodation. The property is in true "move in" condition and benefits from gas central heating and double glazing throughout. The accommodation comprises, on the ground floor an entrance hall, WC with two piece white suite, rear facing livingroom with patio doors to the garden and an archway to the diningroom, a superb, modern fitted kitchen/diner with large central island and appliances included, utility room with door to the side and finally, a large rear facing familyroom with French doors to the garden. Upstairs is the master bedroom with mirror fronted fitted wardrobes and en suite shower room with power shower, three further bedrooms, one with box bay window and a stylish modern, fully tiled bathroom with three piece white suite including a jacuzzi style bath with electric shower and screen over.





### Location

Port Seton enjoys a coastal setting on the southern shores of the Firth of Forth with attractive working harbour. It is a quiet yet convenient setting only 5 miles from the centre of Musselburgh and is within easy reach of Edinburgh City Centre. Port Seton has historic interests and has proved a popular choice with discerning purchasers of all age groups. There are social and recreational amenities including a community centre and shopping facilities as well as being close to Cockenzie primary school. Regular bus services operate and fast main roads lead to all surrounding areas via the A1 and Edinburgh City Bypass, which connects quickly and easily motorway networks. At neighbouring Prestonpans there is a rail station offering a regular service to Edinburgh Waverley.

### Gardens and parking

To the front of the property is a large Monobloc driveway allowing parking for a number of cars, as well as an area of lawn with a variety of plants, shrubs and trees. To the rear is a large, well maintained, fully enclosed garden which has a large wooden deck, paved patio, lawn, paved seating area with wooden pergola and wooden shed.

### Extras

The fitted floor coverings, blinds, curtains, Rangemaster range style gas cooker, chimney style cooker hood, American style fridge/freezer, dishwasher and wooden shed are included within the sale price.

### Home Report

The property is valued at £400,000 and the Home Report is available via the ESPC listing.

### Viewing

By appointment telephone Agents on 0131 665 3131.



32 POPLAR PARK, PORT SETON, EH32 0TD  
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1,606 SQ FT / 149 SQ M  
 GARAGE 150 SQ FT / 14 SQ M

All measurements and fixtures including doors and windows are approximate and should be independently verified.

Copyright © Nest Marketing  
[www.nest-marketing.co.uk](http://www.nest-marketing.co.uk)

Bathgate | Dalkeith | Edinburgh | Glasgow | Musselburgh  
 01506 655 034 | 0131 663 9568 | 0131 229 3399 | 0141 332 0086 | 0131 665 3131

Call us on 0131 229 3399 or  
 email [sales@dm-property.com](mailto:sales@dm-property.com)  
[dm-property.com](http://dm-property.com)



drummondmiller