



10 POPLAR PARK

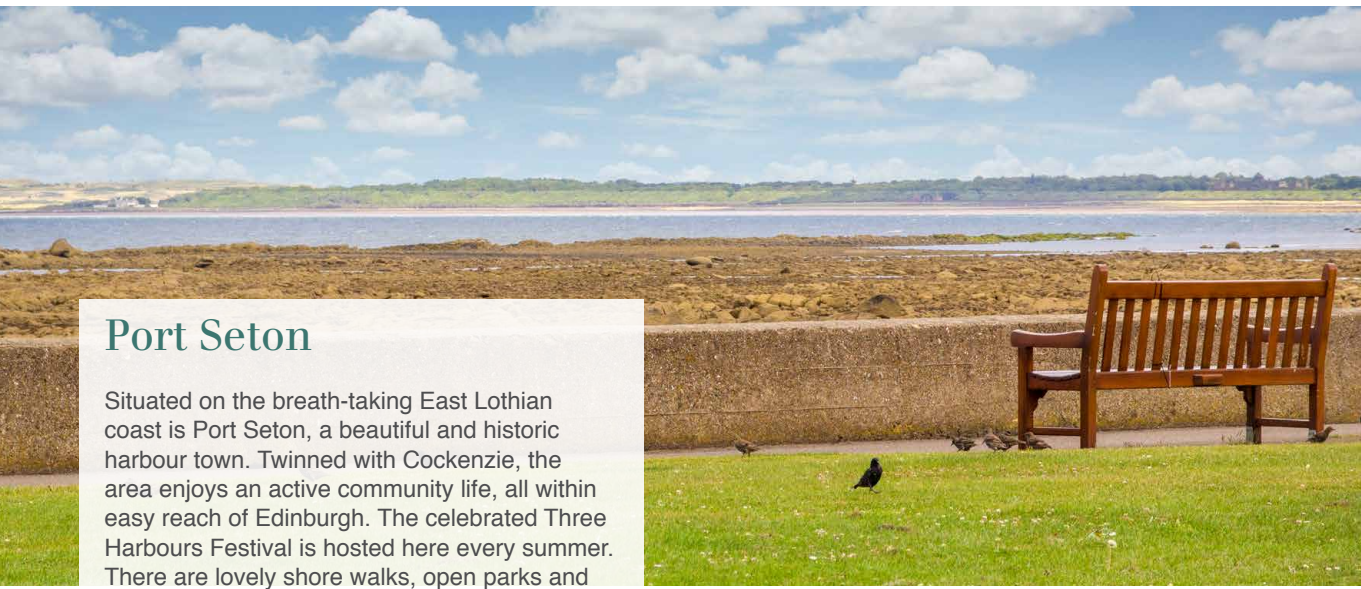
PORT SETON, EAST LOTHIAN, EH32 0TD

Well-presented detached family home offering spacious living accommodation

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Port Seton

Situated on the breath-taking East Lothian coast is Port Seton, a beautiful and historic harbour town. Twinned with Cockenzie, the area enjoys an active community life, all within easy reach of Edinburgh. The celebrated Three Harbours Festival is hosted here every summer. There are lovely shore walks, open parks and countryside. With Prestonpans train station close-by, people living here can enjoy both the countryside and all the amenities that nearby Edinburgh has to offer. Regular bus services travel from here to Edinburgh and beyond. The area offers some local amenities and with a larger selection available in neighbouring Prestonpans. Here you will find convenience stores, supermarkets, bistro, café, take-aways, pubs (one with award-winning food), bakers, bank, Post Office, pharmacy, optometrist, vets, florist, gift shops, hair and beauty salons and a community centre. For further and extensive shopping, nearby Fort Kinnaird Retail Park has a wealth of High Street stores. The town has a primary school and the comprehensive Preston Lodge High School is close-by. The surrounding area benefits from fitness and outdoor pursuits including The Mercat Gait Centre - a Sports Centre with an Olympic size swimming pool, sauna, steam room and hydrotherapy pool as well as a Bodyworks Gym and Dance Studio. The Royal Musselburgh Golf Course, Preston Athletic Football Club, Preston Lodge Rugby Club, Preston Village Cricket Club, Preston Lodge Ladies Hockey Club and the East Lothian Indoor Bowling Club are all on your doorstep.



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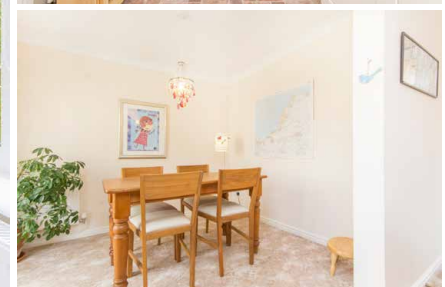
10 Poplar Park is a well presented detached family home offering spacious living accommodation, well kept garden, garage and private drive. The two-storey house with four bedrooms, has been designed with a modern family in mind. The lounge is bright and welcoming with a part open-plan but separate dining area. There are sliding patio doors from the lounge inviting the garden in,

flooding the room with light. The dining area is a great space for entertaining and doors from here lead into a sunny conservatory. The conservatory is a versatile space and could be used as a second lounge to relax in, or as a home study. The double doors from here provide access to the back garden. The contemporary fitted kitchen overlooks the front garden benefitting from wall and base units, modern integrated appliances and a door leading outside. A handy WC and

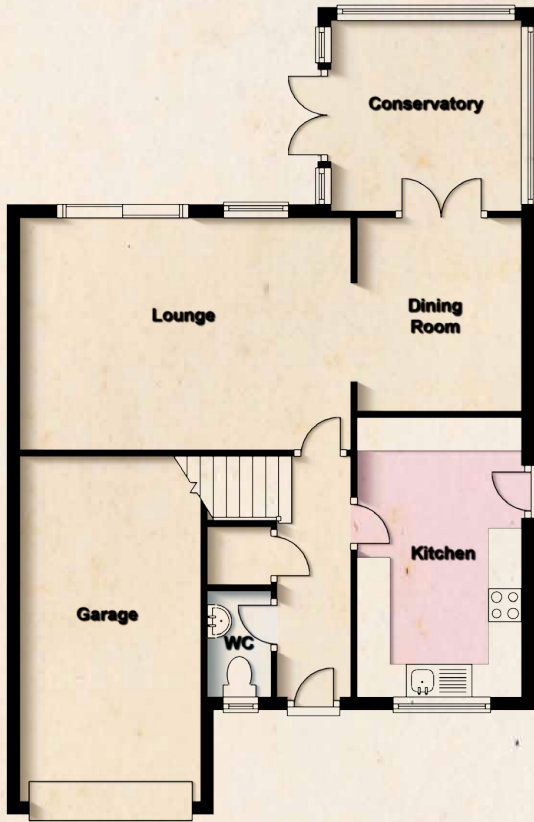
storage cupboard completes the accommodation on the ground floor. Upstairs are four good sized bedrooms. The master bedroom overlooks the back garden and benefits from an en-suite, and both this room and bedroom 2 further benefit from built-in wardrobes. A family bathroom with a 3-piece-suite completes the accommodation on offer. Externally, there is a large front garden with mature trees and shrubs, a good-sized back garden laid to lawn, a single garage and a private driveway. EPC Rating - C



Master Bedroom benefiting from en-suite



Ground Floor



First Floor



Approximate Dimensions
(Taken from the widest point)

Lounge	5.04m (16'6") x 3.54m (11'7")	En-suite	2.57m (8'5") x 1.50m (4'11")
Kitchen	4.25m (14') x 2.50m (8'2")	Bedroom 2	2.94m (9'8") x 2.68m (8'10")
Dining Room	2.95m (9'8") x 2.39m (7'10")	Bedroom 3	3.54m (11'7") x 2.57m (8'5")
Conservatory	2.90m (9'6") x 2.90m (9'6")	Bedroom 4	2.71m (8'11") x 2.31m (7'7")
WC	1.62m (5'4") x 0.97m (3'2")	Bathroom	2.25m (7'5") x 1.52m (5')
Bedroom 1	3.86m (12'8") x 2.68m (8'10")		



HOUSE SALES

If you have a house to sell, we provide free pre-sales advice, including valuation. We will visit your home and discuss in detail all aspects of selling and buying, including costs and marketing strategy, and will explain GSB Properties' comprehensive services.



1. While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.
2. Interested parties are advised to note interest through their solicitor as soon as possible in order to be kept informed should a Closing Date be set. The seller will not be bound to accept the highest or any offer.