



Mid-Terraced House
Lounge / Dining Room
Kitchen
2 Double Bedrooms
Bathroom

Gas central heating and double glazed

Gardens and Parking Space

Offers over £175,000



Very well presented two bedroom terraced house with garden, located in quiet cul-de-sac with open countryside adjacent.



Location

Port Seton enjoys a coastal setting on the southern shores of the Firth of Forth with an 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. 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 to the motorway networks. At neighbouring Prestonpans there is a rail station offering a regular service to Edinburgh Waverley. There are regular rail services to Edinburgh from Longniddry and Drem stations, both within easy reach of the village and there is also a regular bus service to Edinburgh as well as surrounding towns and villages. By car, Edinburgh city centre and the airport can be reached in around 45 minutes outside of peak times.



General Information

A Home Report is available for this property. It can be downloaded from espc.com or requested from Forsyth Solicitors.

The Home Report value is £180,000

The property is rated as Council Tax band C and EPC band C. Approximate size 53m². It was built in 1980.

The property has mains water, gas, electricity, broadband and fibre broadband. There is a modern gas heating system with radiators in each room. Double glazing.

PORCH

Door from outside leads into to the porch. Door into lounge.

LOUNGE / DINING ROOM

Bright living space with window to the front overlooking the garden. Plenty of space for a table and chairs. Door leads into kitchen. Staircase leads to upper floor.

KITCHEN

Fitted kitchen with wall and base units with complimentary work tops and tiling between. Stainless steel sink with mixer tap. Cooker with gas hob and electric double oven. Fridge freezer. Patio doors into garden.

UPPER HALL

Stair leads to upstairs hall where doors lead into bathroom and two bedrooms.

BATHROOM

On the upper floor. Newly fitted bath with shower unit, white wc and wash hand basin.

BEDROOM 1

Double room with window to front. Built-in wardrobe. Window over front garden.

BEDROOM 2

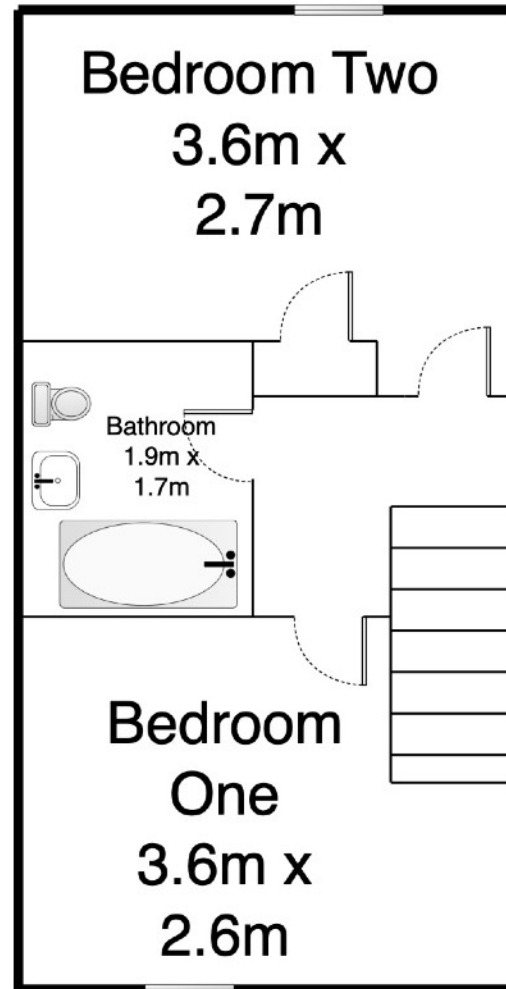
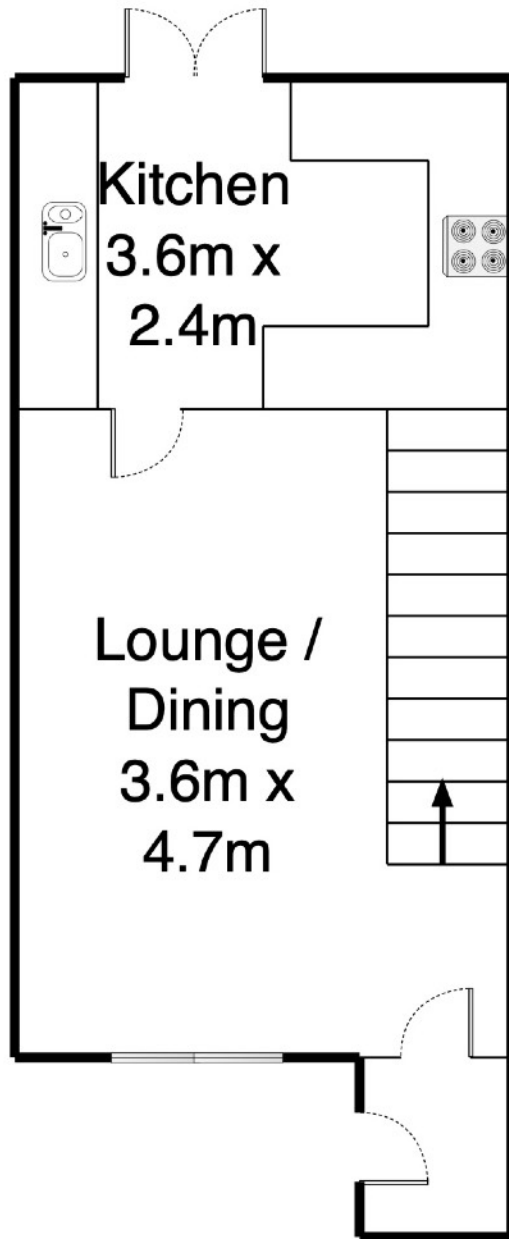
Double bedroom with window overlooking the rear garden. Cupboard.

EXTERIOR

There is a low maintenance front garden laid to lawn. The rear garden has artificial turf and an area of decking. Garden shed. There is one allocated parking space and several visitors spaces.







Floorplan is indicative only. Not to scale.



Fixed Price Estate Agency

Under 250k £1000 + VAT Over £250k £1500 +VAT

Includes Photography, Video Tour, For Sale Board, 7 day a week service

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