



Ground Floor Flat
Lounge / Dining Room
Kitchen
2 Bedrooms
Shower Room
Gas central heating and double glazed
Front and Back Garden
Shared Car Park
Offers over £140,000



Two bedroom ground floor flat in a stunning location just steps away from the promenade. It features sea views and has both an enclosed front and back garden.



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 £145,000

The property is rated as Council Tax band C and EPC band D. Approximate size 58m². It was built in 1998. The factoring cost is £50 per month and this includes buildings insurance.

The property has mains water, gas, electricity and phone. There is an electric heating system with heaters in each room. Double glazing.

HALL

Doors lead into the lounge, two bedrooms and the shower room. Two large cupboards.

LOUNGE

Bright living space with window to the front overlooking the garden and with sea views. Door into kitchen.

KITCHEN

Fitted kitchen with wall and base units with complimentary work tops and tiling between. Stainless steel sink with mixer tap. Electric cooker. Window to the front overlooking the garden and with sea views. Space for a table and chairs.

SHOWER ROOM

With shower unit, white wc and wash hand basin. Window.

BEDROOM 1

Double bedroom with window over rear garden. Built-in wardrobe.

BEDROOM 2

Bedroom with window over rear garden. Cupboard.

EXTERIOR

To the front is an enclosed garden laid to lawn with mature planting with views to the Firth of Forth.

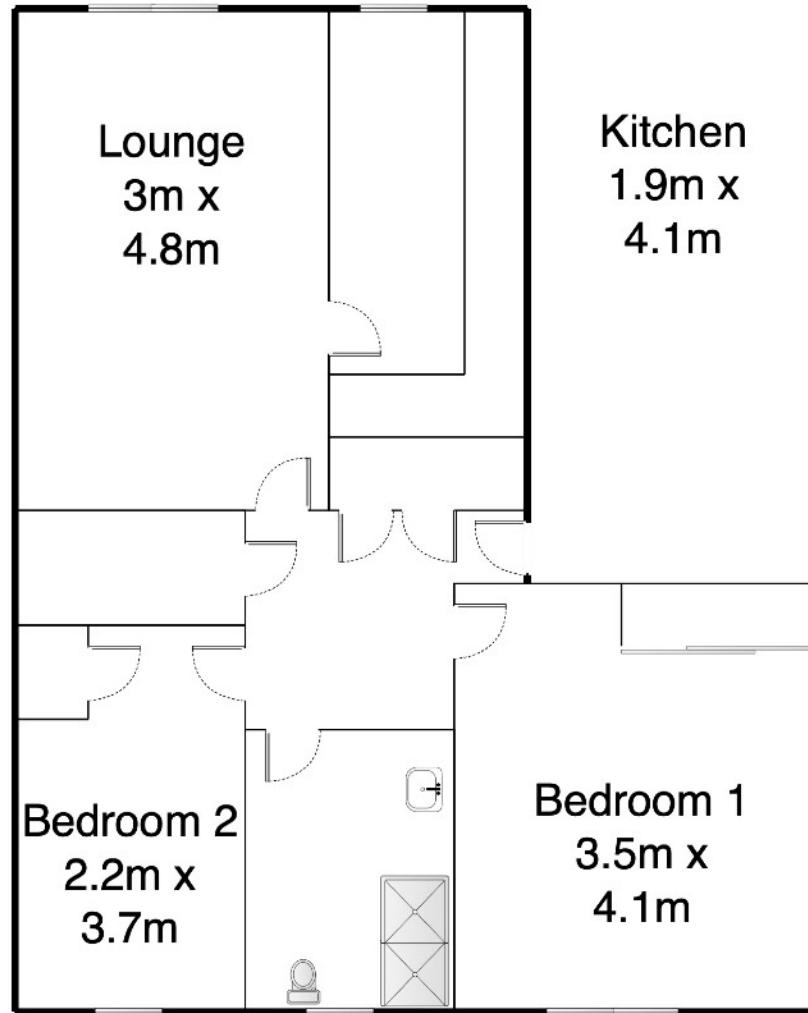
The enclosed rear garden is similarly laid to lawn with mature planting and benefits from being sheltered and west facing.

PARKING

There is a shared car park.







Lounge
3m x
4.8m

Kitchen
1.9m x
4.1m

Bedroom 2
2.2m x
3.7m

Bedroom 1
3.5m x
4.1m

Shower
Room
2m x
2.7m



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