

# 1 Cope Lane

PORT SETON, EAST LOTHIAN, EH32 0DP



*CHARMING STONE BUILT COASTAL  
HOME WITH HARBOUR VIEWS*



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McEwan Fraser Legal is delighted to present this exceptional two-bedroom stone-built end terraced house, enviably located beside the harbour in the sought-after coastal town of Port Seton. Offering a rare opportunity, this charming home boasts stunning harbour views from the principal bedroom and has been a much-loved family home for many years.

The property provides generous and flexible accommodation, including two spacious living rooms that offer excellent versatility for both everyday living and entertaining.







The kitchen has been upgraded and provides a solid foundation for modern living, although the property would now benefit from further modernisation throughout, presenting an exciting opportunity for buyers to create a truly bespoke home.





Upstairs, there are two well-proportioned bedrooms, with the principal bedroom enjoying beautiful views across the harbour and water. The accommodation is completed by a bathroom, with scope for enhancement in line with the rest of the property.

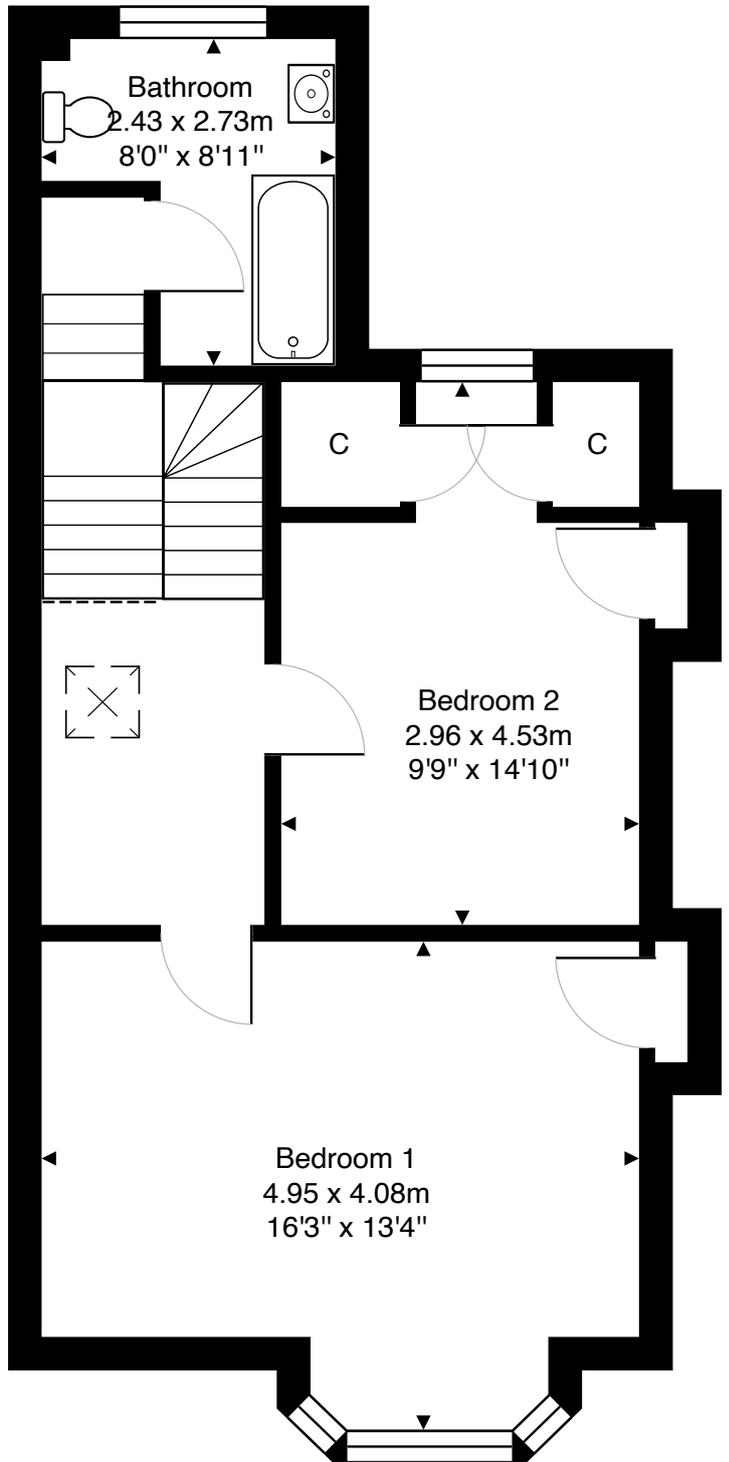
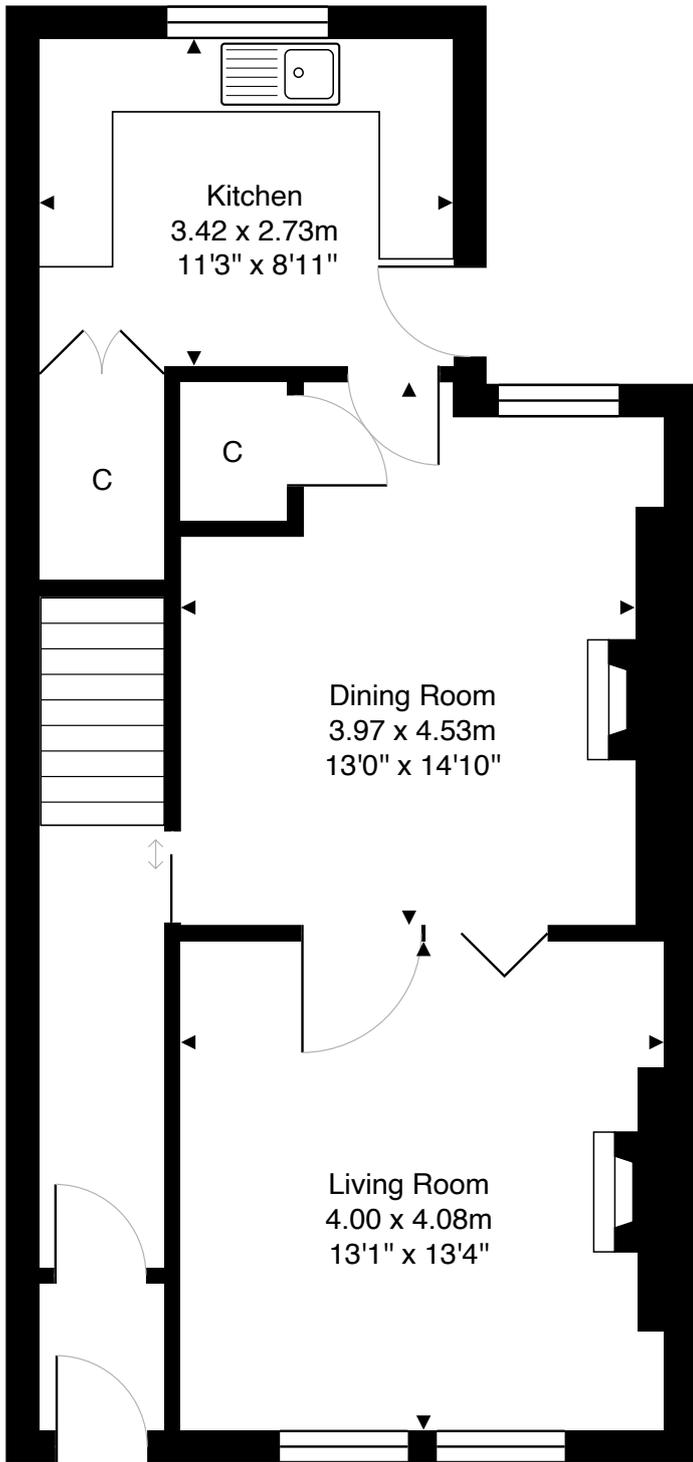




**Bedroom 2**







Gross internal floor area (m<sup>2</sup>): 104m<sup>2</sup>

EPC Rating: E



Externally, the home features a private, low-maintenance rear garden, perfectly positioned to enjoy the coastal setting. A particularly special feature is the direct gateway access from the garden leading straight to the harbour and waterfront, offering a unique lifestyle opportunity.

This is a rare chance to acquire a characterful home in an outstanding location, with incredible potential to add value and create a stunning coastal residence. Early viewing is highly recommended to fully appreciate the setting, charm and opportunity on offer.

## The Property



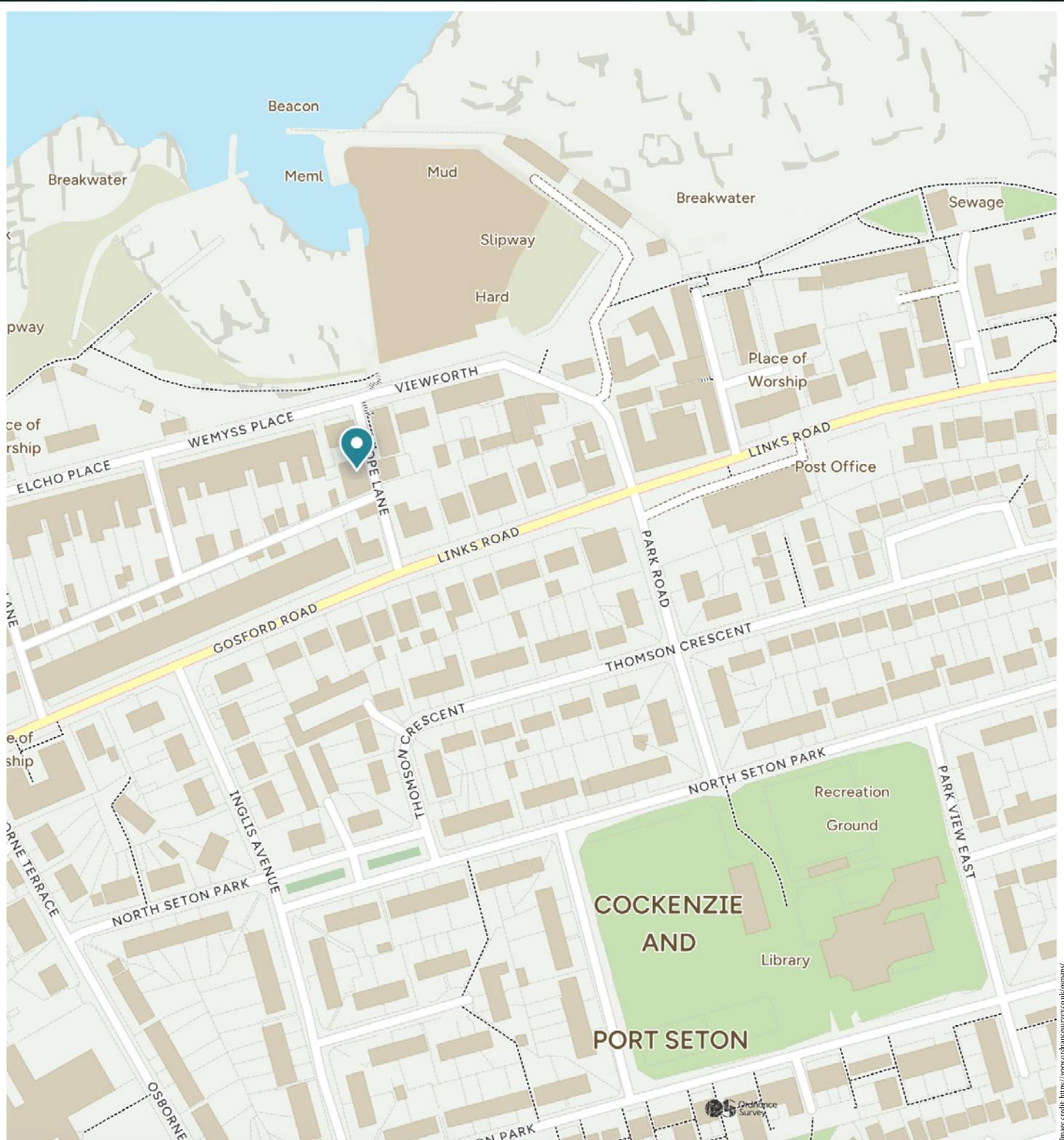
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Port Seton is a small town situated in the county of East Lothian on the banks of the River Forth. Located approximately ten miles from Edinburgh, this is an ideal area for anybody working in the city and is within easy commuting distance via the Musselburgh bypass. The journey into Edinburgh will take approximately twenty minutes by car and there is of course, an excellent bus service every thirty minutes.

There is also a good train service direct to the Waverley Station from Prestonpans, a journey which will take about twelve minutes. Port Seton offers a wide range of shops and facilities, including a supermarket which will provide every possible daily requirement, as well as banking facilities and a health centre.

In addition, there are local primary and nursery schools in Cockenzie and the secondary school is Preston Lodge High. This is a beautiful area featuring two harbours, several golf courses nearby, an indoor sports centre and the popular race course at Musselburgh. There are lovely walks along the beaches and there is a swimming pool at nearby Tranent.

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# McEwan Fraser Legal

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