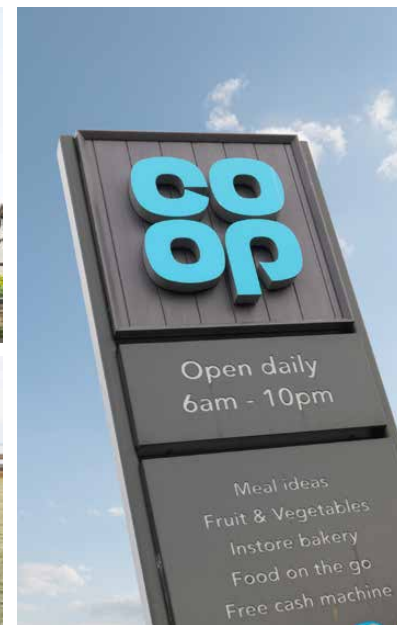




  
**McEwan Fraser Legal**  
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0131 524 9797

**210 South Seton Park**

PORT SETON, EAST LOTHIAN, EH32 0BU



# PORT SETON

EAST LOTHIAN, EH32 0BU

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 racecourse at Musselburgh. There are lovely walks along the beaches and there is a swimming pool at nearby Tranent.

An excellent opportunity has arisen to acquire this popular three bedroom mid-terraced house, making for an ideal family home while being well located within the East Lothian town of Port Seton. Viewing of this property is highly recommended.

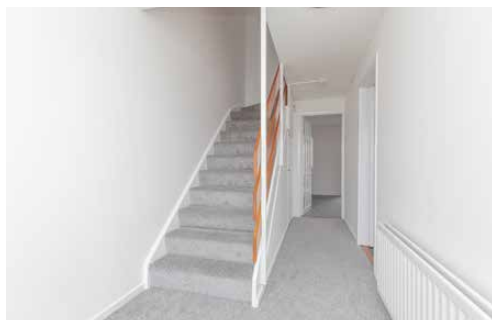
Internally this accommodation is in excellent decorative order, while briefly consisting of;

Ground Floor: entrance hallway with an under-stair storage cupboard, a bright and spacious lounge with a feature gas fire including surround, an open plan, partially tiled kitchen/diner, which benefits from an integrated 4 gas hob/oven and extractor hood and a dining room which provides access to the rear garden.

First Floor: landing with an over-stair linen cupboard, two spacious double bedrooms, one of which has treble built-in mirrored wardrobes, a single bedroom which offers the optional use as a home office or dressing room and a three pieces partially splash-backed family bathroom, fitted approx. Oct 2019, which benefits from an over-head shower and a chrome heated towel rail.

Attic: accessed via the landing, providing more than adequate additional storage space.

This property also benefits from gas central heating, full double glazing, private grounds to the front and rear of the property, including a secure low maintenance garden to the rear and more than adequate unrestricted on-street parking to accommodate for residents and visitors alike.





# SPECIFICATIONS & DETAILS

FLOOR PLAN, DIMENSIONS & MAP

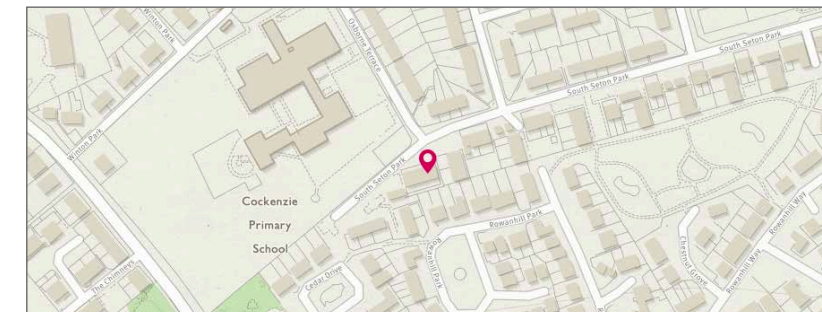


Approximate Dimensions (Taken from the widest point)

Lounge	4.85m (15'11") x 4.55m (14'11")
Dining/Family Room	4.85m (15'11") x 2.42m (7'11")
Kitchen	3.52m (11'7") x 2.81m (9'3")
Bedroom 1	3.90m (12'10") x 2.85m (9'4")
Bedroom 2	4.20m (13'9") x 2.85m (9'4")
Bedroom 3	3.29m (10'9") x 2.13m (7')
Bathroom	1.91m (6'3") x 1.77m (5'10")

Gross internal floor area (m<sup>2</sup>): 92m<sup>2</sup> | EPC Rating: C

Extras (Included in the sale): Fridge freezer, washing machine, dishwasher and all fixtures and fittings, including; blinds, curtains, light fittings, carpets and fitted floor coverings. Please note, other items may be available through separate negotiation.





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Surveyor



Professional photography  
**ROSS MCBRIDE**  
Photographer



Layout graphics and design  
**ALLY CLARK**  
Designer