

27 Inglis Avenue

PORT SETON, EAST LOTHIAN, EH32 0AD



Spacious two-bed upper villa with private gardens, driveway, large garage and excellent conversion potential



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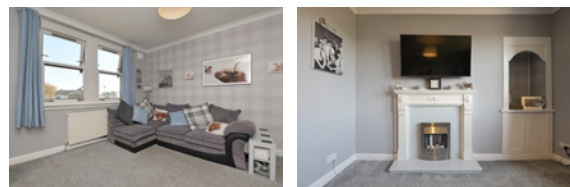


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McEwan Fraser Legal is delighted to present this spacious two-bedroom upper villa, offering excellent outdoor space, generous accommodation, and superb potential for further development.

THE LIVING ROOM



Internally, the home is presented with gas central heating and double glazing throughout. The bright and welcoming living room is a standout feature, with a beautiful fireplace and ample room for a dining table. The well-proportioned kitchen is practical and stylish, complementing the space perfectly.

THE KITCHEN





Both bedrooms are large doubles with excellent built-in storage, while still allowing plenty of room for free-standing furniture. The family shower room completes the accommodation.

A further highlight is the extensive, partially floored attic, which offers excellent storage but also presents an exciting opportunity to convert into a third bedroom, subject to the appropriate planning permissions.

THE SHOWER ROOM



BEDROOM 1



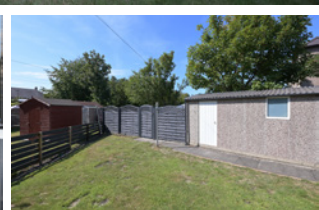
BEDROOM 2



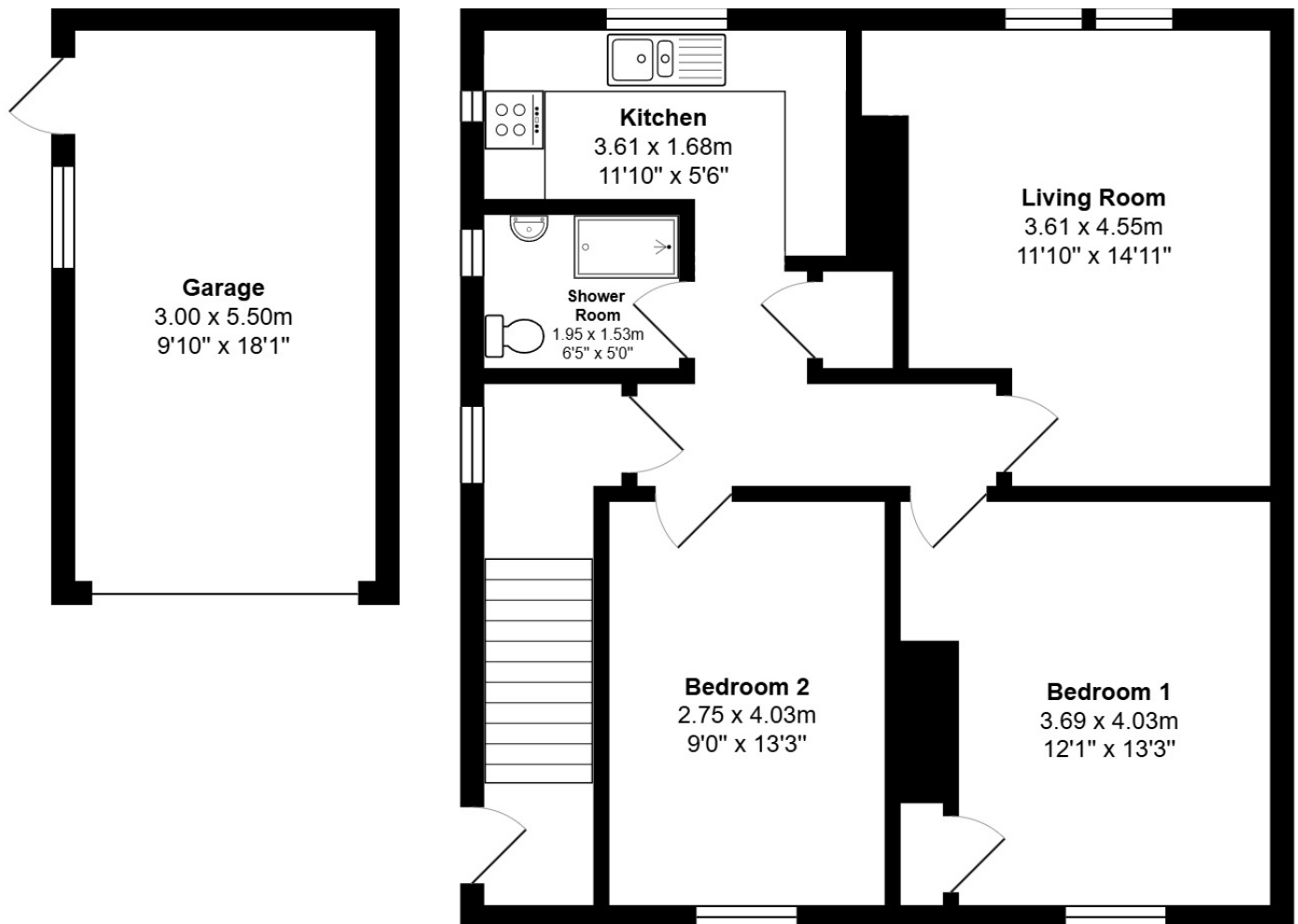
The property boasts a private front garden, a fully enclosed rear garden with a small patio area ideal for barbecues or a firepit, and low-maintenance white stone chips. In addition, there is a shared side garden, a driveway with space for up to three cars, and a large detached single garage, providing outstanding parking and storage options.

This is an ideal home for young families, professionals, or downsizers alike, combining comfort, flexibility, and fantastic potential. Early viewing is highly recommended.

EXTERNALS

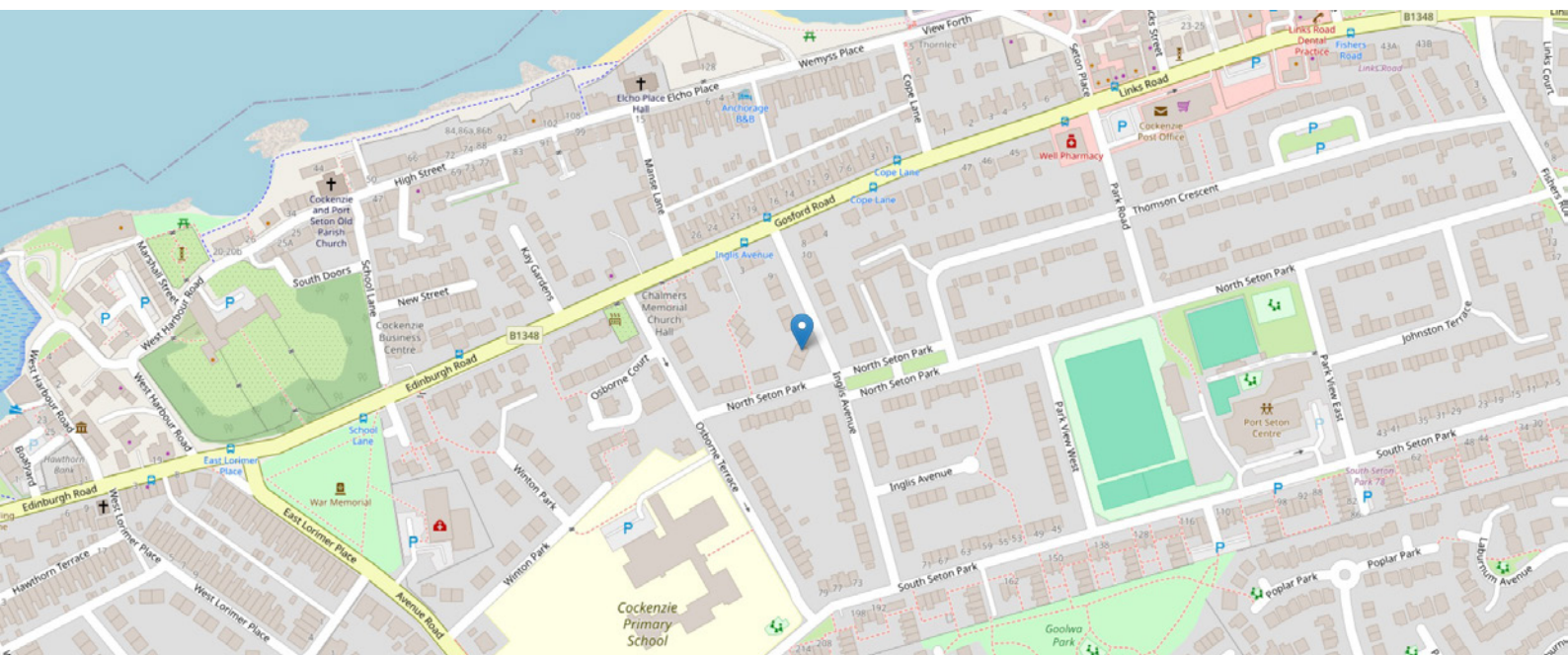


FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 70m² | EPC Rating: C



THE LOCATION

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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