

7 Castle View

PORT SETON, PRESTONPANS, EAST LOTHIAN, EH32 0EN



*SPACIOUS TWO-BED
MID-TERRACED HOUSE*



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McEwan Fraser is delighted to present this mid-terrace two-bedroom house to the market. The property is well-maintained but now requires a degree of modernisation. This means that the property is the perfect canvas for a buyer who is keen to make their mark on their new home.

The accommodation is focused on the bright and neutrally decorated living room. There is plenty of space for different furniture arrangements which will give the new owner the scope to create their ideal entertaining space.

A door to the rear of the living room opens into the generous kitchen. The kitchen has a good range of base and wall-mounted units that give plenty of prep and storage space. Hob and oven are integrated and space is provided for further free-standing appliances. The kitchen also gives access to a back hall or utility space. The wall between these spaces is often removed to help create a dining kitchen.





Kitchen & Utility

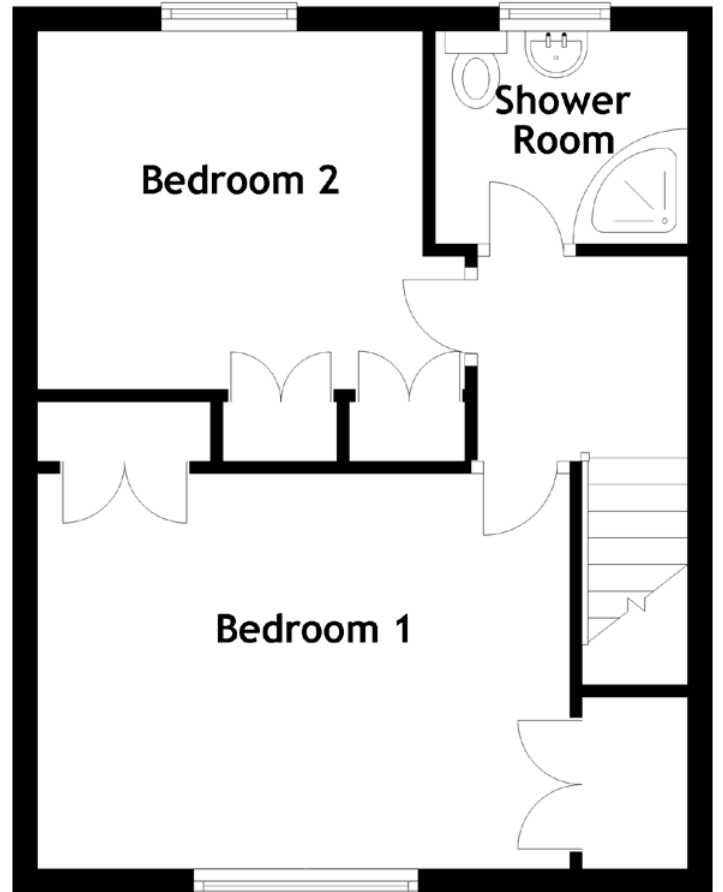
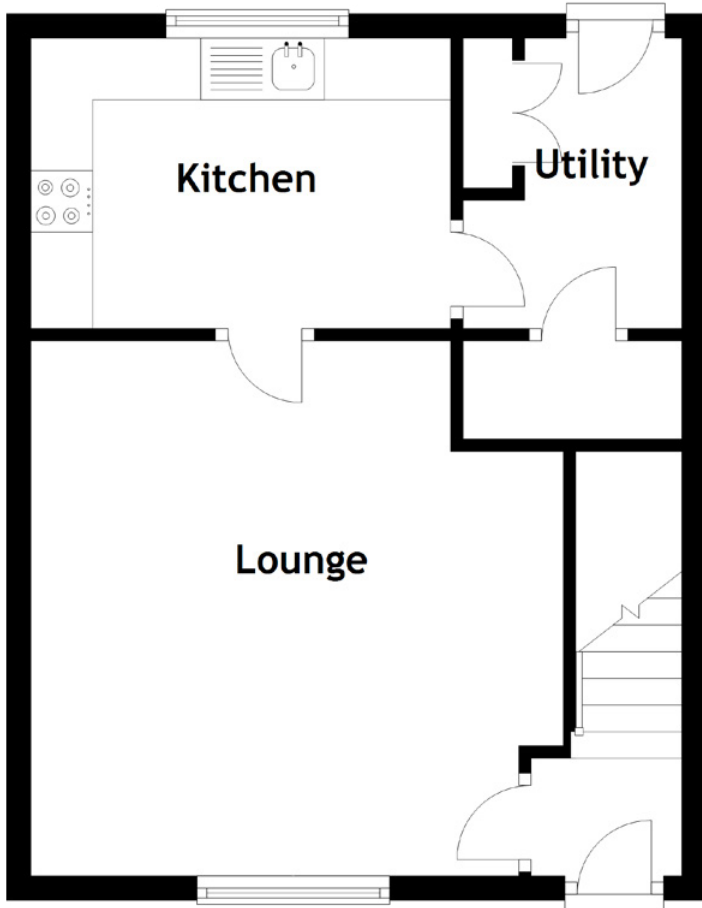


Climbing the stairs, the first-floor landing gives access to both double bedrooms, a shower room, and a large loft for additional storage space. The loft would be perfect for further extension to create an additional double bedroom subject to planning permission.

Bedroom one is a spacious double that runs the width of the property and includes integrated wardrobes. There is ample space for a full suite of free-standing bedroom furniture. Bedroom two also benefits from integrated wardrobes and ample space for a double bed. The shower room is partially tiled and boasts a mains shower.







Approximate Dimensions

(Taken from the widest point)

Lounge	4.33m (14'3") x 4.31m (14'2")
Kitchen	3.40m (11'2") x 2.35m (7'9")
Utility	2.35m (7'9") x 1.77m (5'10")
Bedroom 1	4.32m (14'2") x 3.20m (10'6")
Bedroom 2	3.13m (10'3") x 2.90m (9'6")

Shower Room	2.05m (6'9") x 1.72m (5'8")
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Gross internal floor area (m²): 73m²

EPC Rating: C



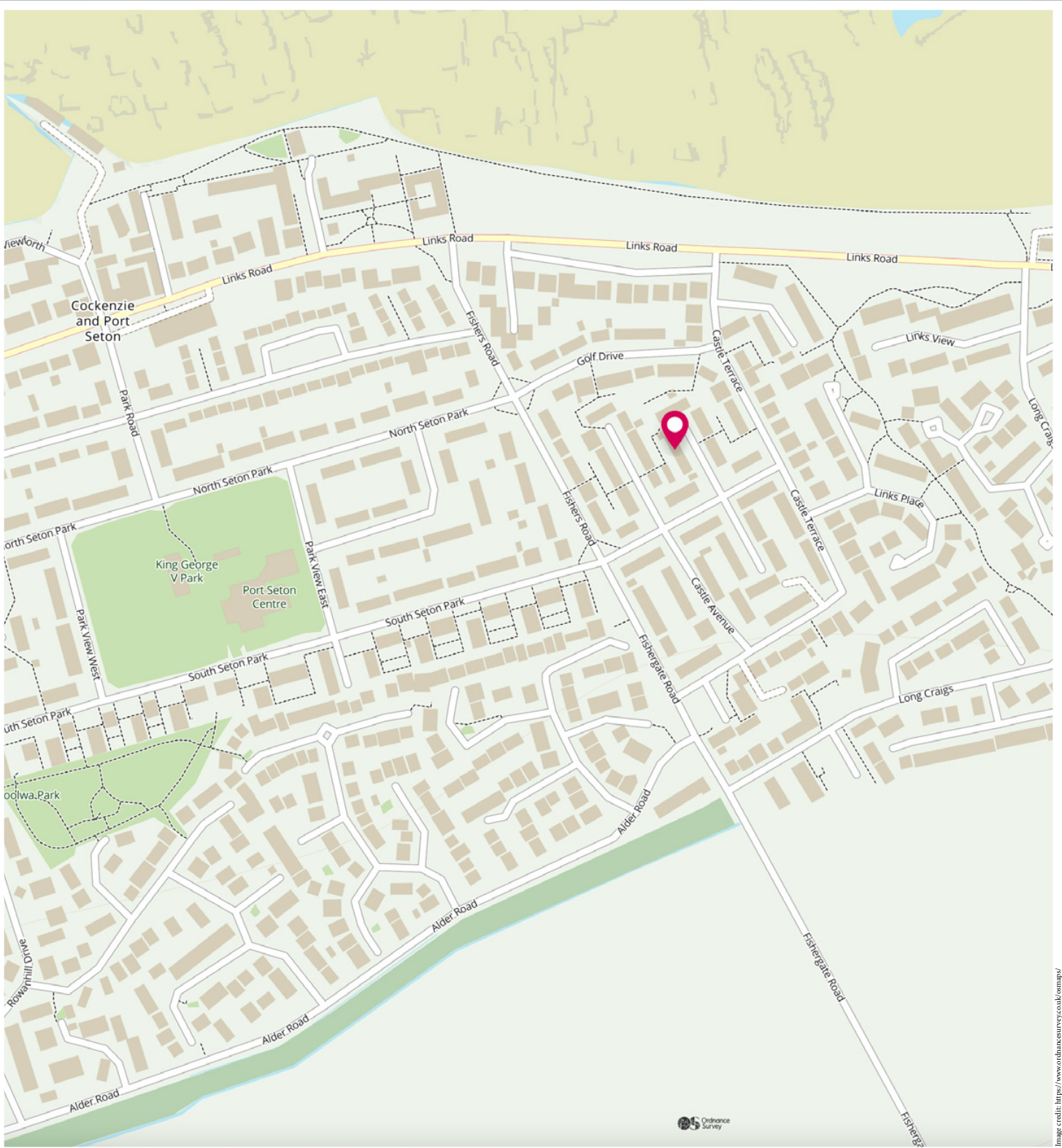
For extra warmth and comfort, the property boasts gas central heating and double glazing. Externally, the property sits in a quiet cul-de-sac with no through traffic. There are low-maintenance front and rear gardens.





Port Seton enjoys a coastal setting on the southern shores of the Firth of Forth with 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. 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 motorway networks. At neighbouring Prestonpans there are more extensive amenities and a rail station offering a regular service to Edinburgh Waverley.



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