




McEwan Fraser Legal

Solicitors & Estate Agents

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13 Rowanhill Park

PORT SETON, EAST LOTHIAN, EH32 0ST



Location

EAST LOTHIAN, EH32 0ST

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, a health centre and Port Seton Community 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.

"A beautiful family home that provides the ideal base for its many surroundings."

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This beautiful detached villa is situated in a quiet cul-de-sac within a well-established residential estate that is made up of various style properties.

This property is in true excellent condition and freshly presented throughout. Each room is well proportioned, upgraded UPVC double-glazed windows and a new efficient gas central heating system have been installed throughout. Externally the property has an integral garage with a monoblock driveway, laid lawn, shrubs and small trees. To the rear, there's a beautiful enclosed garden with laid lawn, a paved patio and colourful shrubbery.

Internally the property on the ground floor comprises of an entrance vestibule, a fresh W.C and hallway for access to the main room. The spacious lounge to the front is flooded with natural light, the room is a comfortable place to relax and boasts solid oak flooring throughout, there's a formal dining room to the rear with patio doors that open onto the well-maintained garden. The modern fully fitted kitchen includes plenty of high gloss wall and base units with a number of appliances including an integrated washing machine, fridge, dishwasher, gas hob, hood and oven. There is also a small breakfast bar, under the stair storage and a handy utility room just off the kitchen providing direct access to the side of the property.

Upstairs is bright and airy, the property provides three comfortable bedrooms, all of which have built-in mirror wardrobes. The master bedroom offers a quiet room at the rear for a good nights sleep and boasts a three-piece en-suite shower room. The well-appointed, partially tiled bathroom completes the accommodation with a white three-piece suite and mains shower. It is also worth noting, the property benefits from a linen cupboard and a loft providing additional storage.

Early viewing is highly recommended, as family homes of this type in this condition are extremely popular.






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**Part
Exchange
Available**

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