




McEwan Fraser Legal
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32 Rowanhill Drive

PORT SETON, EAST LoTHIAN, EH32 0SW

Port Seton

EAST LOTHIAN, EH32 0SW

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.





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Excellent first-time buyers or buy-to-let purchase. As a buy to let property it was generating £585 a month and wasn't unoccupied for any length of time over the course of the current ownership.

This property offers accommodation in great decorative order and well situated within this quiet residential cul de sac, briefly comprising of entrance hall, the main bathroom which is fully equipped with bath and shower and benefits from being tiled. The lounge, bedroom, and kitchen are situated upstairs. All very well proportioned rooms. The kitchen is partially fitted with all appliances and white goods included in the sale.

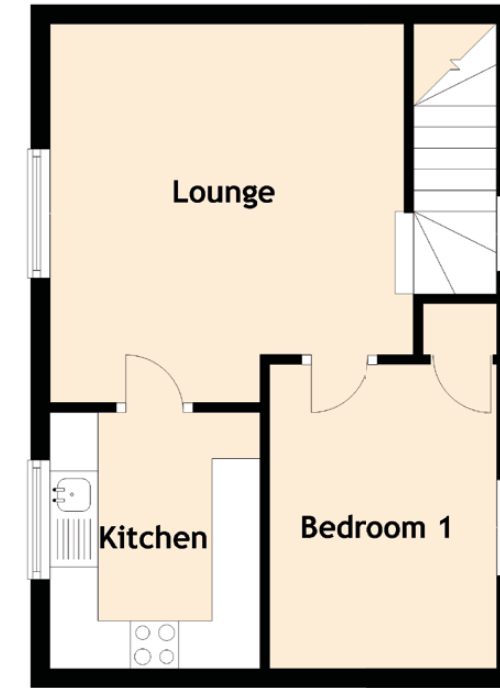
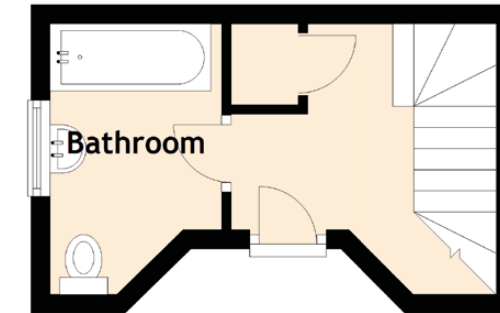
The property also benefits from more than adequate resident's parking and is set in communal garden grounds. Externally the property has a rear communal garden area that is a real sun trap and will be popular in the coming summer months.





Specifications & Details

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions
(Taken from the widest point)

| | |
|-----------|-------------------------------|
| Lounge | 4.67m (15'4") x 3.96m (13') |
| Kitchen | 2.61m (8'7") x 2.21m (7'3") |
| Bedroom 1 | 3.17m (10'5") x 2.38m (7'10") |
| Bathroom | 2.82m (9'3") x 1.79m (5'10") |

Gross internal floor area (m²): 42m²

EPC Rating: D

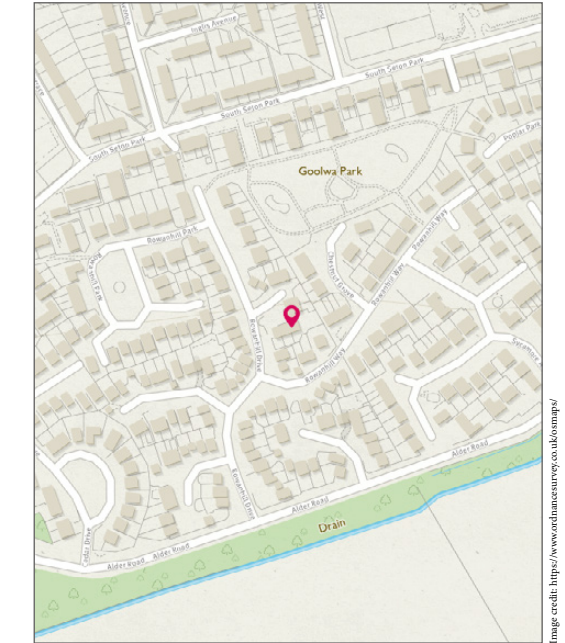


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Text and description
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