

# 8 Castle Walk

PORT SETON, PRESTONPANS, EH32 0ER



*An extended three-bedroom terraced house, offered to the market in excellent internal condition*



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McEwan Fraser is delighted to present this extended three-bedroom terraced house to the market. The property boasts an impressive rear extension, giving superb ground-floor living space, plus three well-proportioned bedrooms and a bathroom on the first floor. Internally, the property is presented in excellent condition and also benefits from gas central heating, double glazing, and a driveway to the front.

# THE LIVING ROOM



The accommodation is focused on a beautiful living room with contemporary décor and a beautiful fireplace that creates a natural focal point for the room. There is plenty of space for a variety of different furniture arrangements. An arch leads into a generous dining room, which can happily accommodate a six-seat dining table.



# THE DINING ROOM



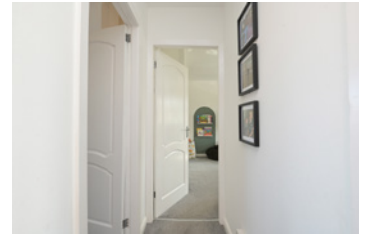
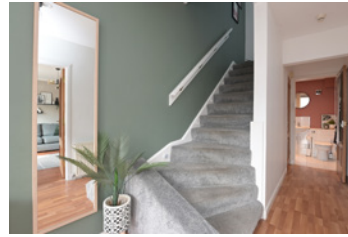
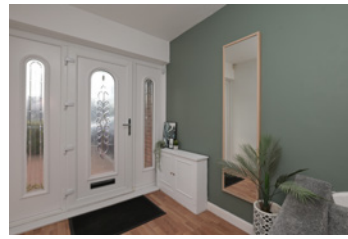


# THE KITCHEN



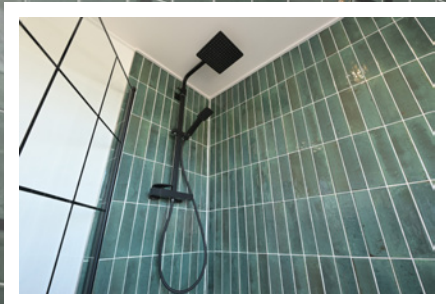
A significant rear extension houses the kitchen and a utility cupboard. The kitchen has a generous range of modern base and wall-mounted units that are arranged around a full-sized range cooker. There is plenty of prep and storage space for the most proficient home cook.





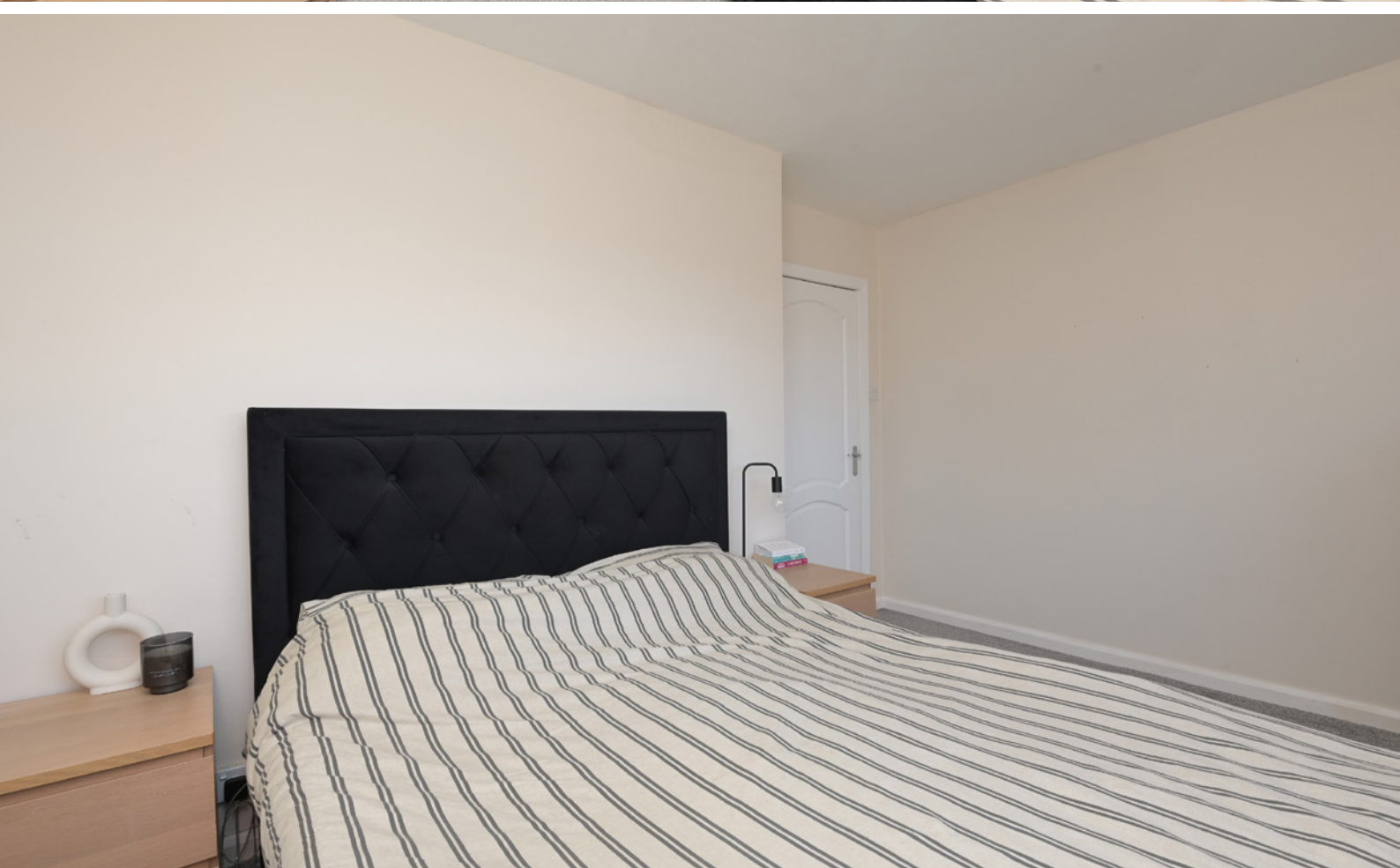
Climbing the stairs, the first floor landing gives access to all three bedrooms, the bathroom, and a large loft for additional storage. Bedrooms one and two are generous double bedrooms that enjoy integrated wardrobes and plenty of space for supporting furniture. Bedroom three is a very large single bedroom. The bathroom is beautifully finished with contemporary tiling and a modern white suite with a mains shower over the bath.

# THE BATHROOM





# BEDROOM 1





# BEDROOM 2





# BEDROOM 3





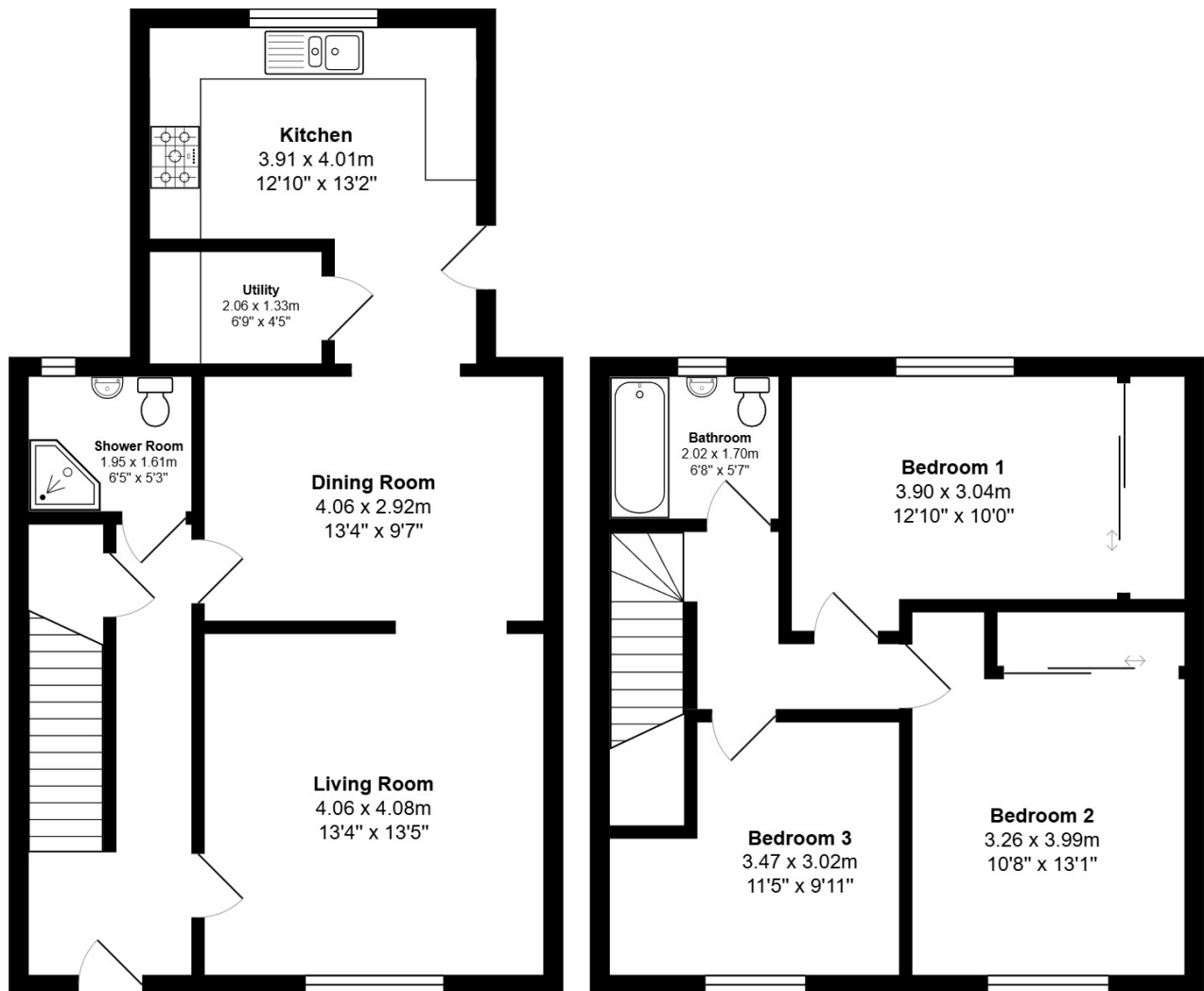
Externally, the low-maintenance front garden provides a generous driveway. The rear garden has been finished with astroturf, again for easy maintenance.

# EXTERNALS



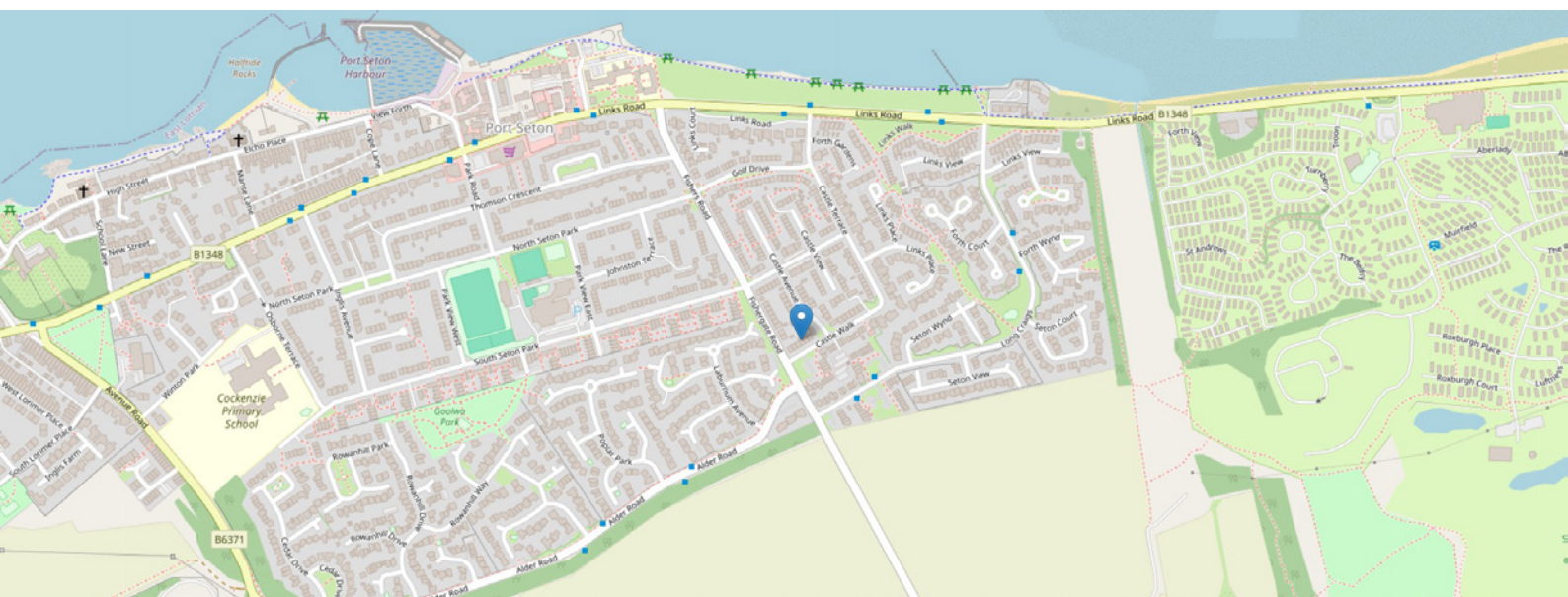


# FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 108m<sup>2</sup> | EPC Rating: C





# THE LOCATION

The village of Port Seton is located amid pleasant open countryside in the County of East Lothian, which is famous for its magnificent coastline and beautiful sandy beaches. The village itself sits on the shores of the Firth of Forth. Traditionally a fishing village, its beautiful historic harbour, built in 1656 by the 11th Lord Seton, is still very much a working harbour. Ideally situated for commuting to Edinburgh, with regular bus services running to and from Edinburgh and the surrounding areas, there is easy access to the A1 and City Bypass.







The nearby Prestonpans and Wallyford rail stations provide frequent rail links to the city with “park and ride” facilities. The area also offers a good variety of local shops with local schools, leisure and recreational activities all being within easy reach. Further shopping is available in Prestonpans with a large Lidl store as well as Tranent, which has the Asda and Aldi supermarkets. An Asda superstore and Fort Kinnaird Retail Park are also just a short drive away, offering a more extensive range of shops with all the High Street names, including many restaurants as well as a cinema. There are sandy beaches and wildlife reserves heading east along the coast, as well as many golf courses, including Gullane and North Berwick.



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