



  
**McEwan Fraser Legal**  
Solicitors & Estate Agents  
0131 524 9797

**46 Long Craigs**  
PORT SETON, EAST LOTHIAN, EH32 0TS





# The Location

Port Seton is a small town situated in the county of East Lothian on the banks of the River Forth.

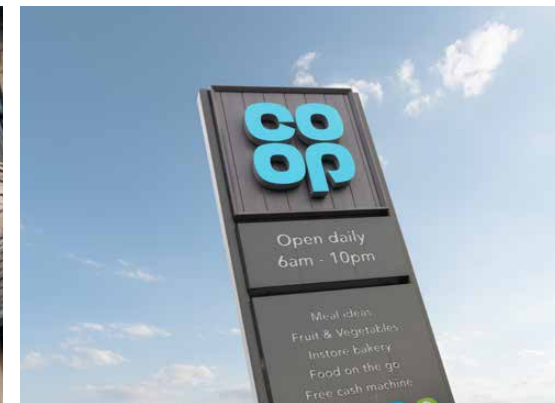
Located approximately ten miles from Edinburgh, this is an ideal area for anybody working in the city and is within easy commuting distance via the Musselburgh Bypass. The journey into Edinburgh will take approximately twenty minutes by car and

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 racecourse at Musselburgh. There are lovely walks along the beaches and there is a swimming pool at nearby Tranent.







# The Property

An excellent opportunity has arisen to acquire this popular two bedroom end-terraced house, making for an ideal family home while being well located within the East Lothian town of Port Seton. Viewing of this property is highly recommended.

Internally this accommodation is in excellent decorative order, while briefly consisting of;

Ground Floor: entrance vestibule, a bright and spacious lounge with an open plan staircase, a fully fitted, partially tiled kitchen which benefits from a range of

integrated appliances, including an electric 4 hob/double oven, extractor hood, fridge/freezer and under-unit lighting and a dining room which provides access to the rear garden through double patio doors.

First Floor: two spacious double bedrooms, both of which have built-in wardrobes and a three-piece, partially tiled family bathroom with an over-head shower and a chrome heated towel rail.

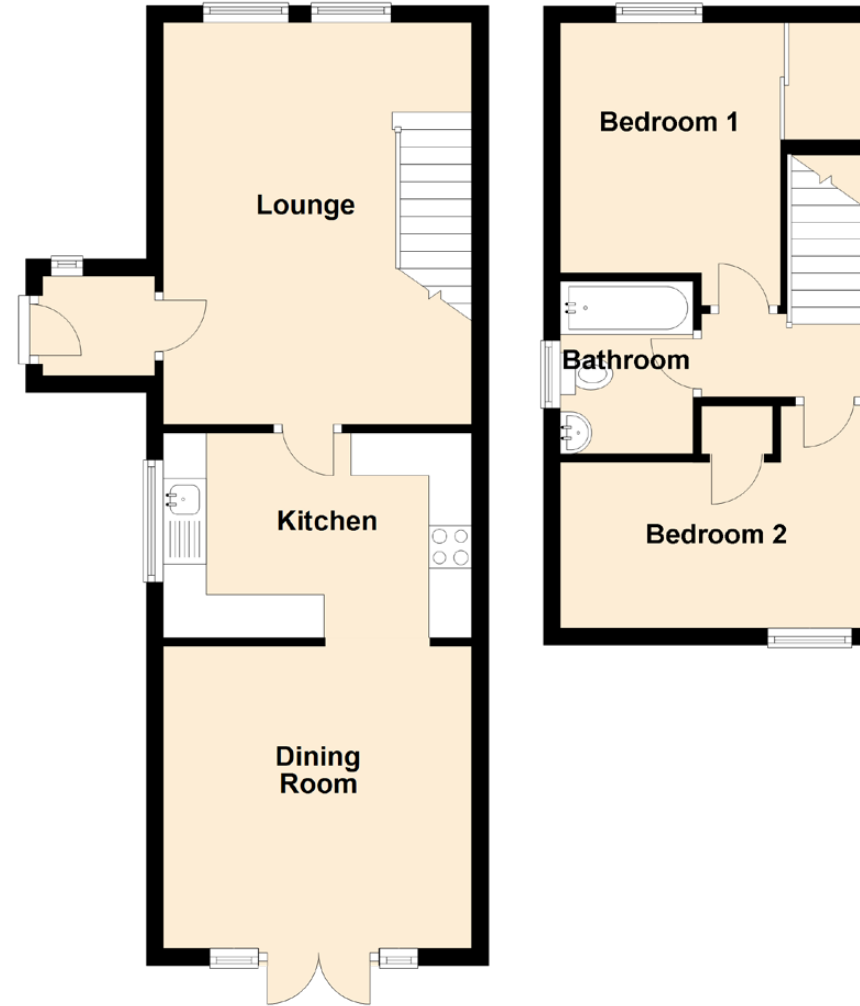
Attic: accessed via the landing, providing more than adequate additional storage space.

This property also benefits from; electric wall-mounted heating, full double glazing, private garden grounds to the front, side and rear of the property, including a patio area to the rear and more than adequate unrestricted on-street parking to accommodate for visitors, while residents can take full advantage of their allocated parking space.





# Specifications



Approximate Dimensions (Taken from the widest point)

Lounge	4.69m (15'5") x 3.60m (11'10")
Kitchen	3.60m (11'10") x 2.39m (7'10")
Dining Room	3.60m (11'10") x 3.53m (11'7")
Bedroom 1	3.54m (11'7") x 2.62m (8'7")
Bedroom 2	3.60m (11'10") x 2.66m (8'9")
Bathroom	1.93m (6'4") x 1.68m (5'6")

Gross internal floor area (m<sup>2</sup>): 66m<sup>2</sup> | EPC Rating: D

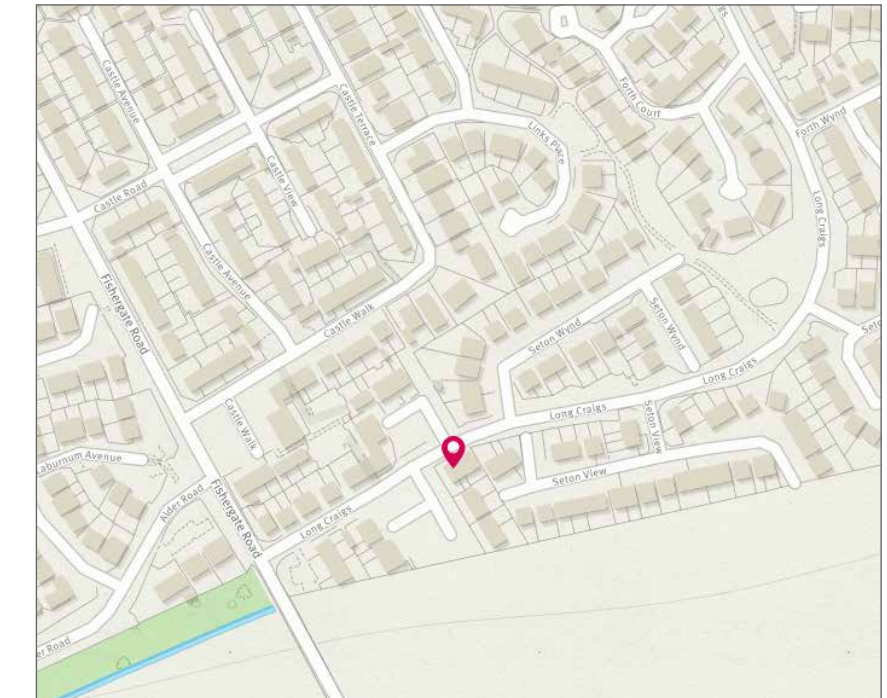


Image credit: <https://www.odinmapsurvey.co.uk/omaps/>

# McEwan Fraser Legal

## Solicitors & Estate Agents

Tel. 0131 524 9797  
www.mcewanfraserlegal.co.uk  
info@mcewanfraserlegal.co.uk

Part  
Exchange  
Available

**Disclaimer:** The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.



Text and description  
**SEAN NICOL**  
Surveyor



Professional photography  
**AOIFE McDONALD**  
Photographer



Layout graphics and design  
**ABBEY TURPIE**  
Designer