

# 86 South Seton Park

PORT SETON, EAST LOTHIAN, EH32 0BQ



*PERFECT FAMILY  
HOME IN PORT SETON*



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McEwan Fraser Legal is delighted to present this 3 bedroom end of terrace house in highly desirable area, Port Seton. This home offers a blend of modern amenities and potential for personalization. Its recently renovated sleek kitchen, complete with a double oven, overlooks the generously sized and well-kept garden, enhancing the living experience.

The property features a downstairs extension, adding a spacious and newly brightened shower room for added convenience. The bright and airy living room, looks onto the tranquil rear outdoor space. The ground level is complete with a utility space which provides access to the garden. Moving upstairs, all three bedrooms offer ample space for double beds while the family bathroom is newly tiled with modern fixtures providing a fresh and contemporary feel.

Situated in a sought-after residential area with convenient unrestricted on-street parking and close proximity to excellent amenities and road connections, this property presents an opportunity for new owners to create their ideal living space. Additional amenities include electric storage radiators, double glazing, and an attic space.

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**Bedroom 1**







**Bedroom 2**







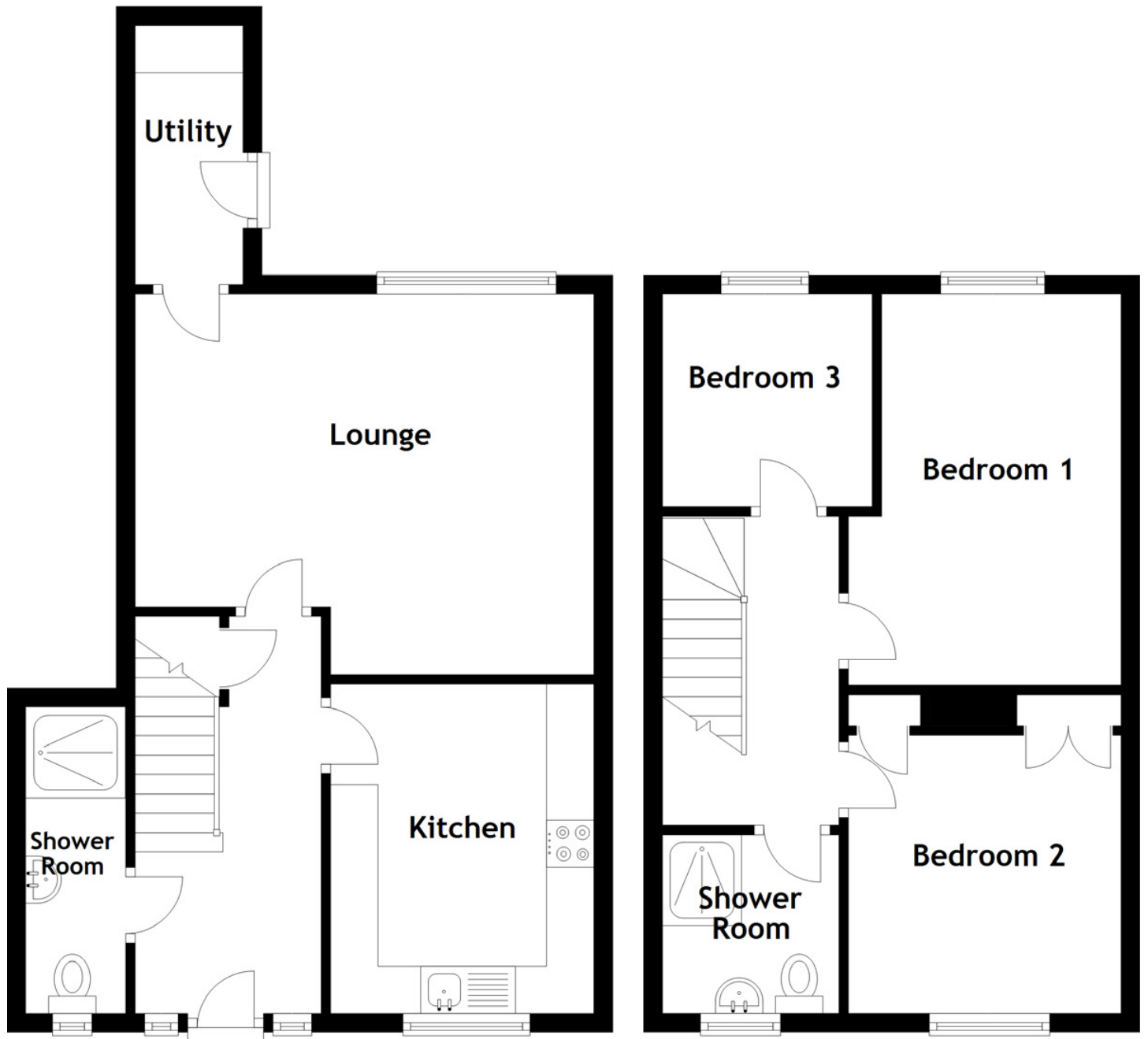
**Bedroom 3**











### Approximate Dimensions

(Taken from the widest point)

Lounge	4.84m (15'11") x 4.02m (13'2")	Bedroom 3	2.25m (7'5") x 2.21m (7'3")
Kitchen	3.48m (11'5") x 2.78m (9'1")	Shower Room	1.89m (6'2") x 1.86m (6'1")
Shower Room	3.24m (10'7") x 1.06m (3'6")	Gross internal floor area (m <sup>2</sup> ):	86m <sup>2</sup>
Utility	2.74m (9') x 1.14m (3'9")	EPC Rating:	E
Bedroom 1	4.13m (13'7") x 2.88m (9'5")		
Bedroom 2	2.94m (9'8") x 2.88m (9'5")		









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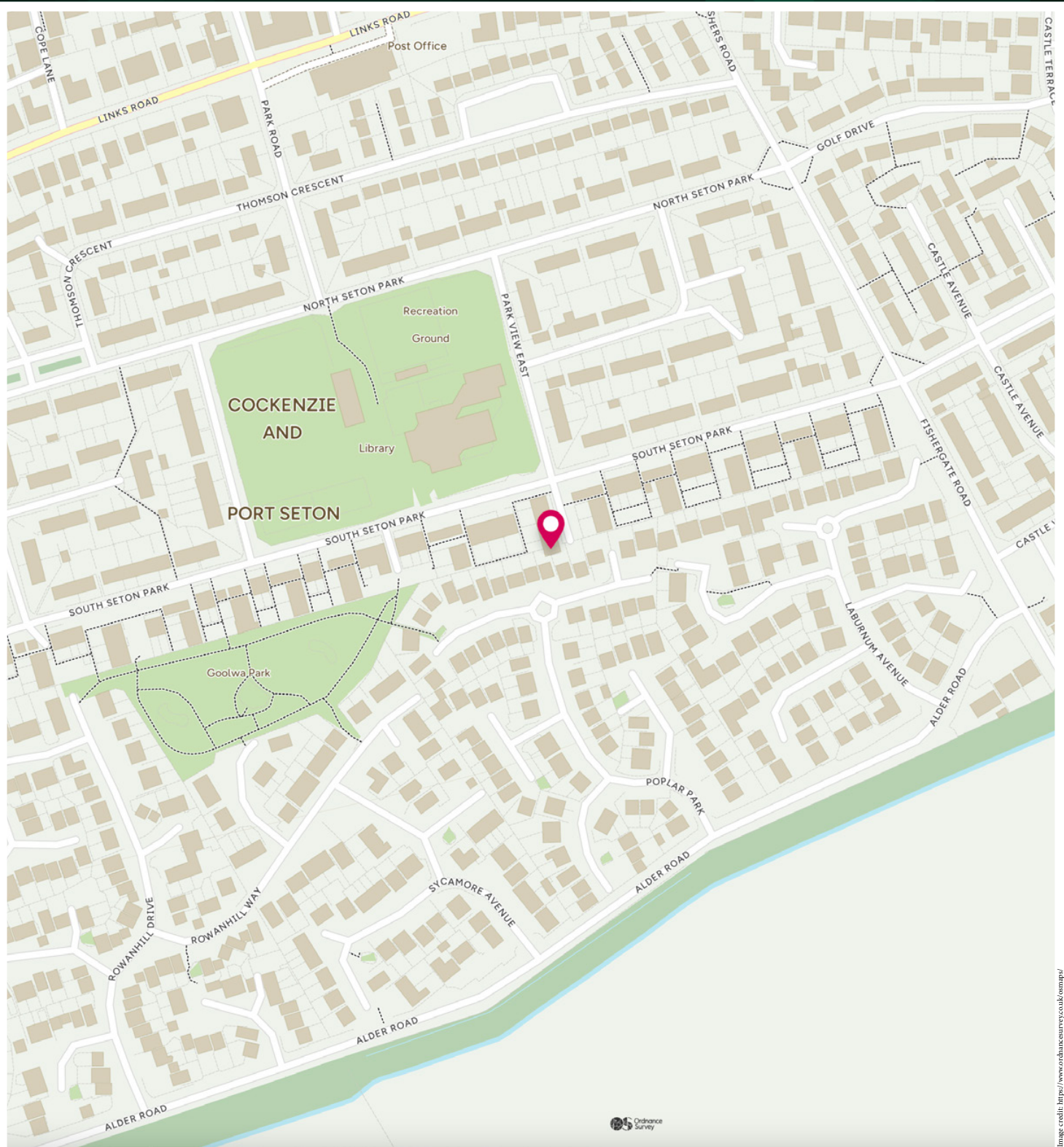
Port Seton is a small town situated in the county of East Lothian on the banks of the River Forth. Located approximately ten miles from Edinburgh, this is an ideal area for anybody working in the city and is within easy commuting distance via the Musselburgh bypass. The journey into Edinburgh will take 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 race course at Musselburgh. There are lovely walks along the beaches and there is a swimming pool at nearby Tranent.

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# McEwan Fraser Legal

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