

10 Forth Wynd, Port Seton, EH32 0TL



Description

Nestled in a cul-de-sac setting in an established residential development of Port Seton, this superbly presented extended linked semi-detached house represents an ideal home for a professional couple or family and lies within easy walking distance of the High Street, coastline, and regular transport links to the capital. Offering immaculate interior, the property provides comfortable and versatile living space with all modern comforts and comes complete with an enclosed rear garden.

Features

- Beautifully presented modern linked semi detached house
- Popular location close to local amenities
- Bright living room to front
- Kitchen/utility with door to the garden
- Family room/bedroom 4
- Landing with study area
- Three double bedrooms, 2 having fitted wardrobes
- Contemporary bathroom with rainfall shower
- Large enclosed garden with decked patio
- Driveway
- Gas central heating & double glazing

Extras

All light fittings, oven, hob, cooker hood, washing machine, tumble dryer, fridge freezer, dishwasher and garden shed are included in the sale price.

EPC Rating: C

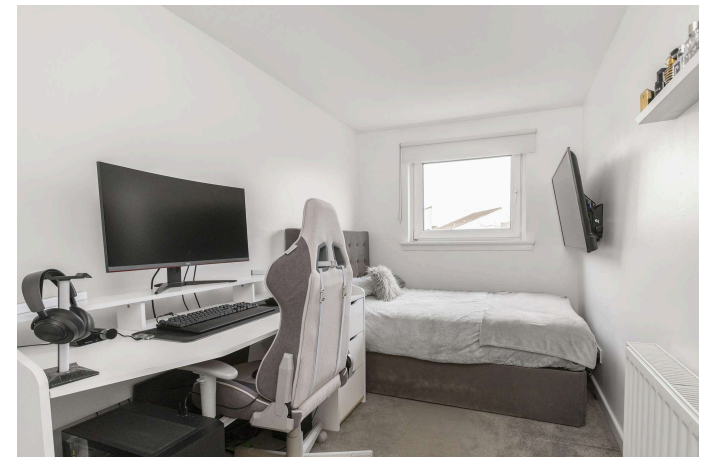


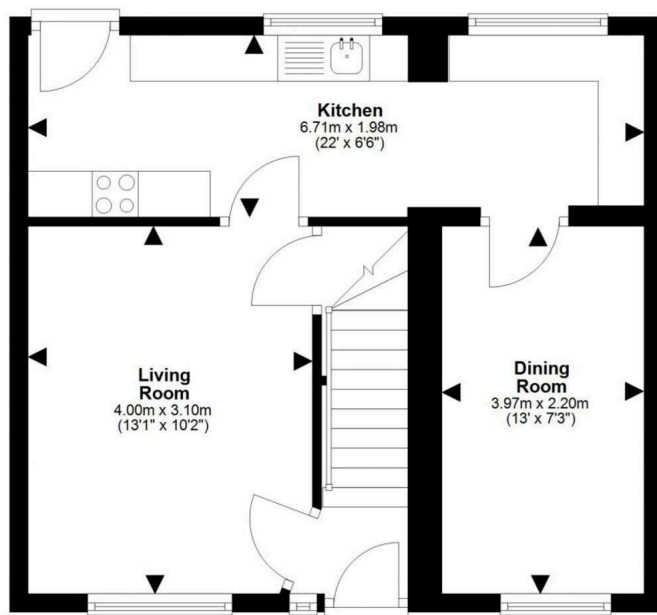
Location

Port Seton enjoys a coastal setting on the southern shores of the Firth of Forth with a working harbour, lovely shore walks, open parks and countryside on the doorstep. It is a quiet yet convenient setting only 5 miles from the centre of Musselburgh and is within easy reach of Edinburgh City Centre. Port Seton has historic interests and has proved a popular choice with discerning purchasers of all age groups. There are social and recreational amenities including a community centre and shopping facilities with a larger selection available in neighbouring Prestonpans. For more extensive shopping, nearby Fort Kinnaird Retail Park has a wealth of High Street stores, a multiplex cinema, family-friendly restaurants, and a 24-hour gym. Regular bus services operate and main roads lead to all surrounding areas via the A1 and Edinburgh City Bypass, which connects quickly and easily motorway networks. At neighbouring Prestonpans there is a rail station offering a regular service to Edinburgh Waverley.

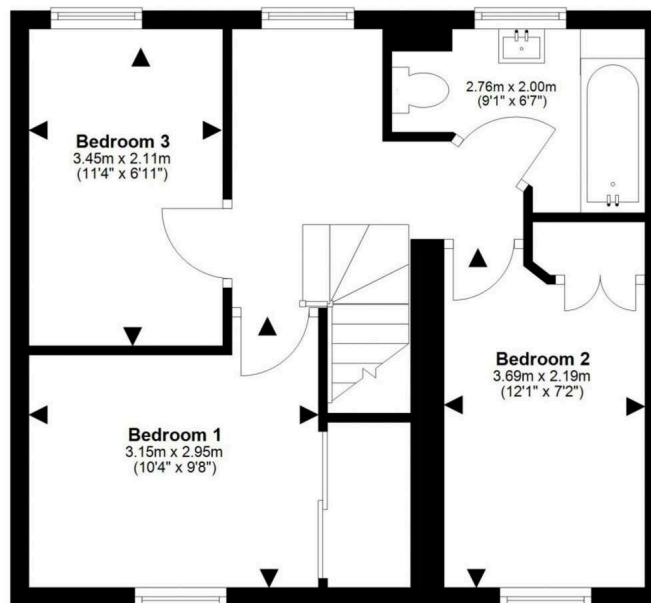
Price and Viewing

For price and viewing information or further details on this property please contact us on 0131 557 3188.



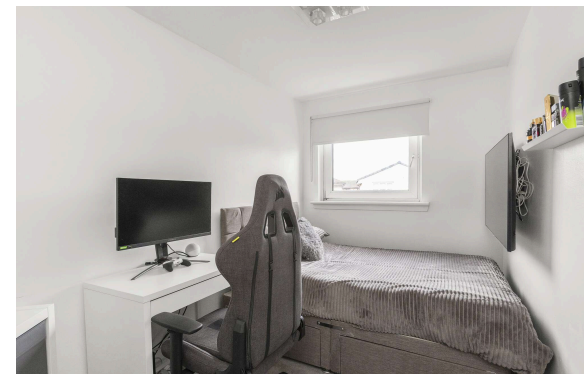


Ground Floor



First Floor

For details of the total internal floor area, please refer to the Home Report.
This plan is for illustrative purposes only and should be used as such by a prospective buyer.



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While these particulars are believed to be correct, they do not form part of any agreement or contract. We would draw your attention to the following points: All measurements have been taken with a sonic measurer and are, therefore, approximate. All measurements are taken from the widest points. None of the appliances have been tested by this office and we give no warranty as to their condition. Where the subjects have been altered or extended in any way by the sellers or their predecessors, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available. Confirmation of Council tax bands can be obtained from the City of Edinburgh Council. Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the Seller's Home Report.

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