

13 LONG CRAIGS

Port Seton, East Lothian, EH32 0TR



2

Public Rooms



2

Bedrooms



1

Bathroom



13 LONG CRAIGS

Situated on an established residential street in Port Seton, this semi-detached house offers two reception areas, a kitchen, two double bedrooms, and a bathroom – ideally proportioned accommodation for first-time purchasers, small families, couples, professionals, and rental investors alike. The home is accompanied by a mature garden and a private driveway.

Port Seton forms part of a unified coastal town with neighbouring Cockenzie, with amenities including a primary school, shops for everyday essentials, road and bus links connecting across and East Lothian, and a historic harbour. More extensive amenities are available in nearby Prestonpans, and bus stops are close by, providing good links to Haddington and Edinburgh. Additionally, Prestonpans train station offers excellent connections to Edinburgh in just 14 minutes.





EPC
RATING



COUNCIL
TAX BAND

VIEWING

By appointment only
with Gilson Gray on
01620 893 481

Features

- Semi-detached house in Port Seton
- Entrance vestibule
- South-facing living room
- Dining room with patio doors onto rear garden
- Bright fitted kitchen
- Two double bedrooms (one with built-in wardrobes)
- Bathroom with shower-over-bath
- Leafy, mature rear garden
- Private driveway
- Gas central heating and partial double glazing









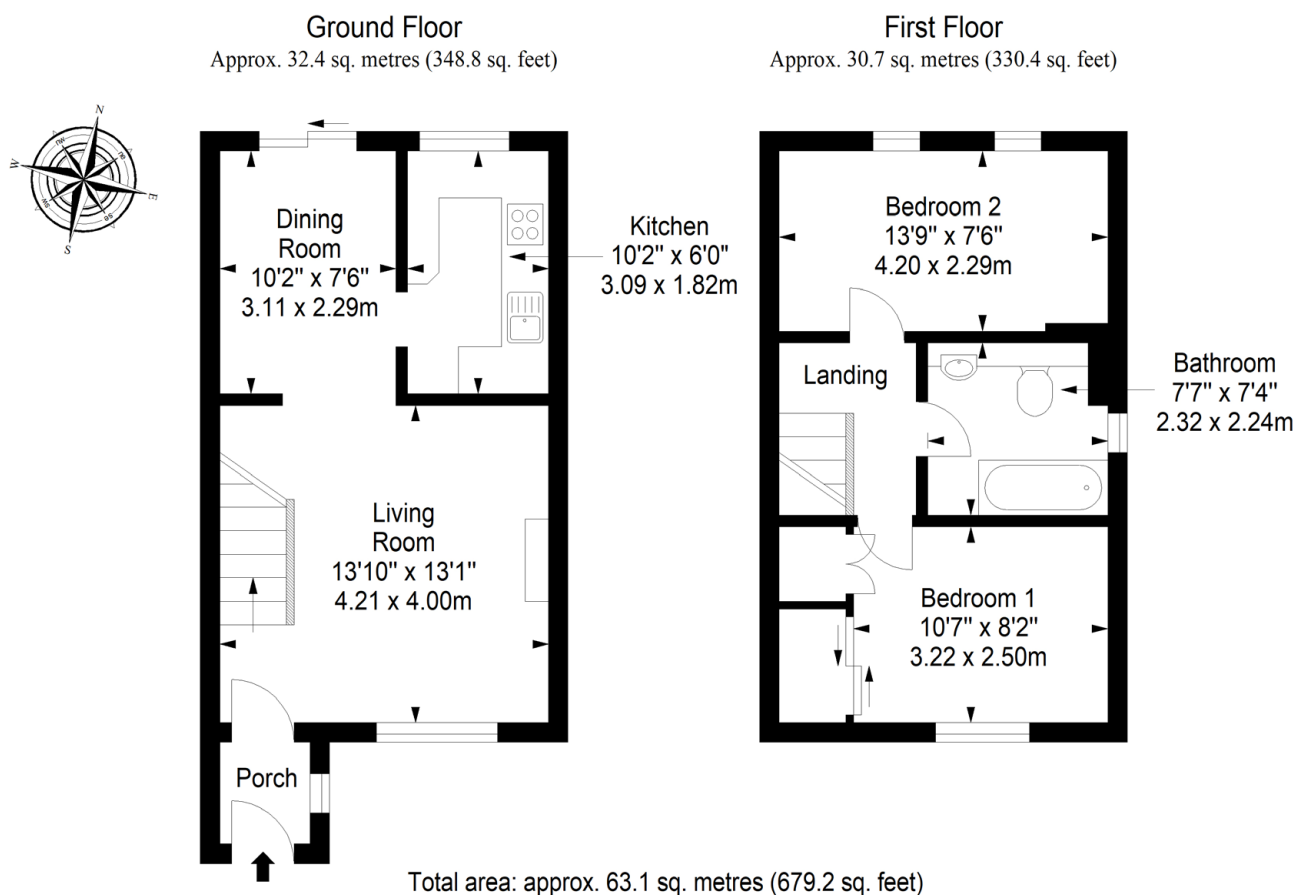


Extras: Kitchen appliances comprising a cooker, fridge/freezer, and washing machine will be included in the sale. Please note, no warranties or guarantees shall be provided for the appliances.



PORT SETON

Situated on the breath-taking East Lothian coast is Port Seton, a beautiful and historic harbour town with lovely shore walks, open parks and countryside on the doorstep. With Prestonpans train station close-by, people living here can easily enjoy both the countryside and all the amenities that nearby Edinburgh has to offer. Regular bus services also travel from here to Edinburgh and beyond. The area offers some local amenities, 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. The town has a primary school and the comprehensive Preston Lodge High School is within easy reach. The surrounding area benefits from fitness and outdoor pursuits including The Mercat Gait Centre - a Sports Centre with an Olympic size swimming pool. The Royal Musselburgh Golf Course, Preston Athletic Football Club, Preston Lodge Rugby Club, Preston Village Cricket Club, Preston Lodge Ladies Hockey Club, and the East Lothian Indoor Bowling Club ensure sport for all the family is well-catered for.



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