



## 46 Inglis Avenue

Port Seton, East Lothian, EH32 0AQ

**kw** SCOTLAND  
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## Property Summary

This three-bedroom mid-terraced house is tucked in a quiet cul-de-sac within an established residential area of Port Seton. The home offers an exciting opportunity for the new owner to carry out some cosmetic upgrades and style to their own tastes, and has excellent potential to be transformed into an attractive, modern family home. Port Seton is a charming, historic harbour town on the picturesque East Lothian coast and is home to excellent amenities, as well as being within easy reach of the rest of the county and Edinburgh.

Extras: The property shall be sold as seen.



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## Features

- Mid-terraced house in Port Seton
- Quiet cul-de-sac setting
- Blank canvas for the new owner to style to their own taste
- Bright entrance hall with built-in under-stair storage
- Spacious, south-facing living room with twin windows
- Good-sized dining kitchen with storage and external access
- Three well-proportioned double bedrooms (two with built-in storage)
- Bright shower room with modern three-piece suite and towel radiator
- Useable attic space
- Front garden and rear garden with garden store
- Access to unrestricted on-street parking
- Gas central heating and double glazing
- EPC Rating -NA





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“A blank canvas for the new owner  
to style to their own taste”











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“Three well-proportioned double bedrooms and a bright shower room with modern three-piece suite and towel radiator”













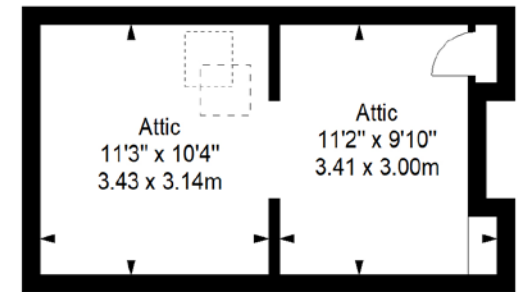
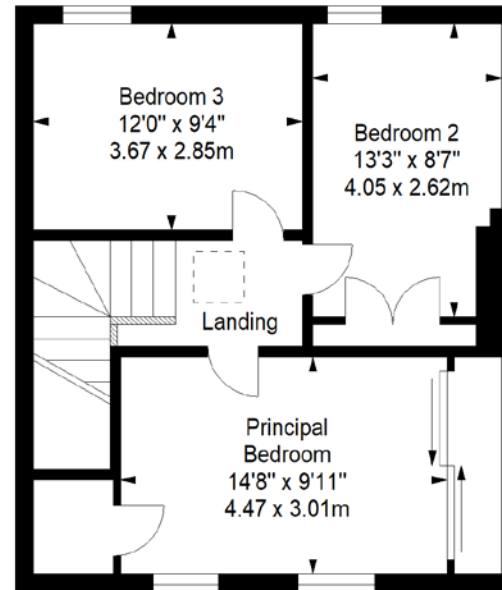
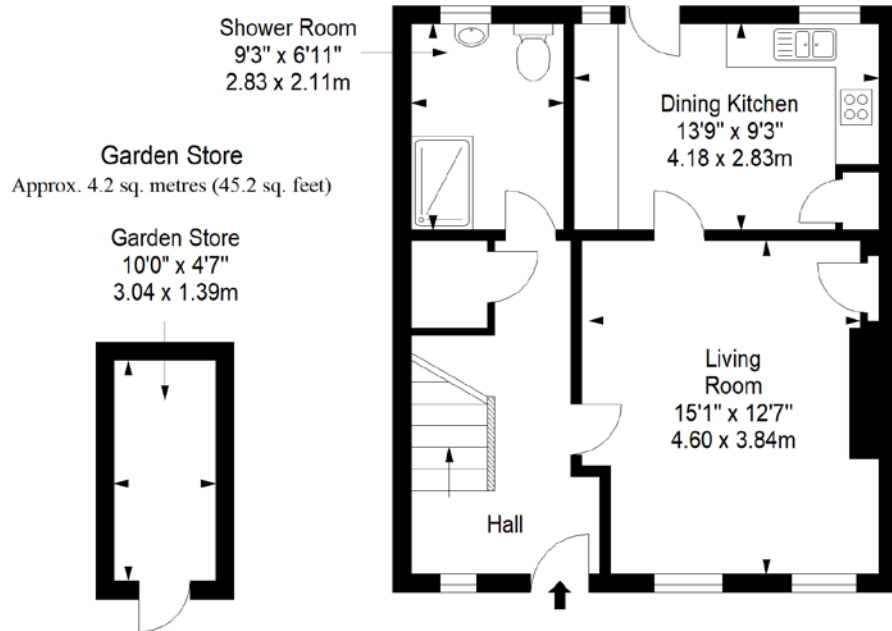
# Floorplan

**Ground Floor**  
Approx. 49.0 sq. metres (527.5 sq. feet)

**First Floor**  
Approx. 49.0 sq. metres (527.5 sq. feet)



**Attic**  
Approx. 21.0 sq. metres (226.0 sq. feet)



Total area: approx. 123.2 sq. metres (1326.2 sq. feet)

DISCLAIMER: These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute or form part of an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.