



**13 Elcho Place**  
Port Seton, EH32 0DL

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# *"13 Elcho Place is a beautifully presented, three bedroom terraced house with a spacious detached garden studio"*

- ENTRANCE HALL
- LIVING / DINING / KITCHEN
- BEDROOM 1 (DOUBLE)
- ENSUITE SHOWER ROOM
- BEDROOM 2 (DOUBLE)
- BEDROOM 3 (DOUBLE)
- BATHROOM
- FRONT & REAR GARDENS
- GARDEN STUDIO
- SINGLE GARAGE
- EXCELLENT LOCAL AMENITIES
- GREAT TRANSPORT LINKS
- SHORT WALK TO BEACH







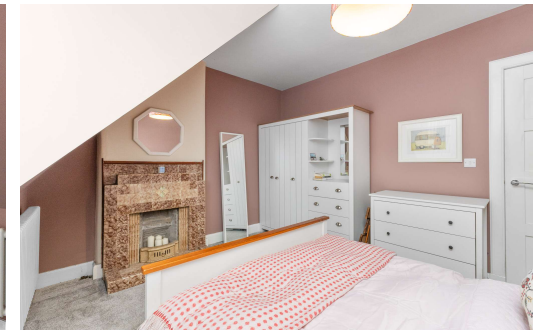


## LOCATION

Situated in the popular East Lothian coast, Cockenzie & Port Seton are villages of great historical interest and small fishing ports. Its seaside parks, coastal walkways and harbour are all great places to escape the hustle and bustle. With Prestonpans train station close by, residents can enjoy both the countryside and all the amenities that the capital has to offer. Edinburgh is less than 20 minutes away by train and around the same travel time by car, with the A1 providing a fast and convenient commute. Regular bus services also travel from here into Edinburgh and beyond. Port Seton benefits from local shops, an art gallery, a post office, a nursery and Cockenzie Primary School. Secondary education is provided at Preston Lodge High School in nearby Prestonpans. Loretto School in Musselburgh also offers private schooling from primary to senior level. For more extensive shopping facilities, nearby Fort Kinnaird Retail Park is home to a wealth of high-street stores, a cinema complex and eateries. The surrounding area promises great fitness and outdoor pursuits, which include a gym, weights room, sports hall, outdoor pitches and athletics facilities at Meadowmill Sports Centre, plus some of the many golf courses that East Lothian is famous for.

## COUNCIL TAX

It is our understanding that this property is subject to Council Tax Band D, however, please check with the local authority.



## DESCRIPTION

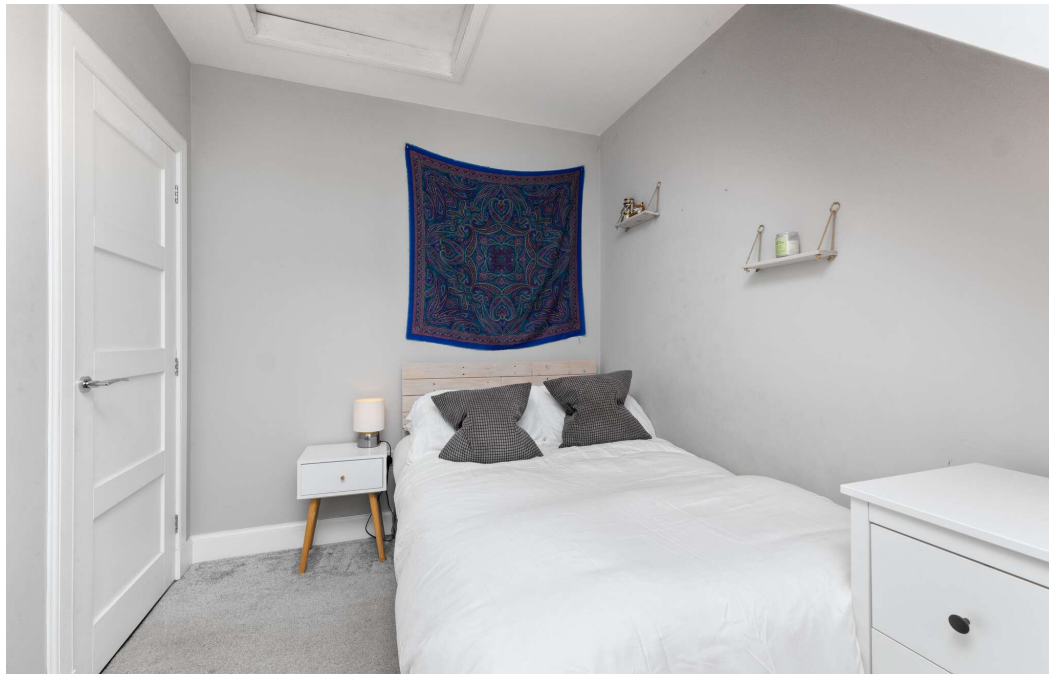
13 Elcho Place is a beautifully presented three bedroom mid-terraced cottage, situated in the popular coastal village of Port Seton, just a few minutes' walk from the Harbour.

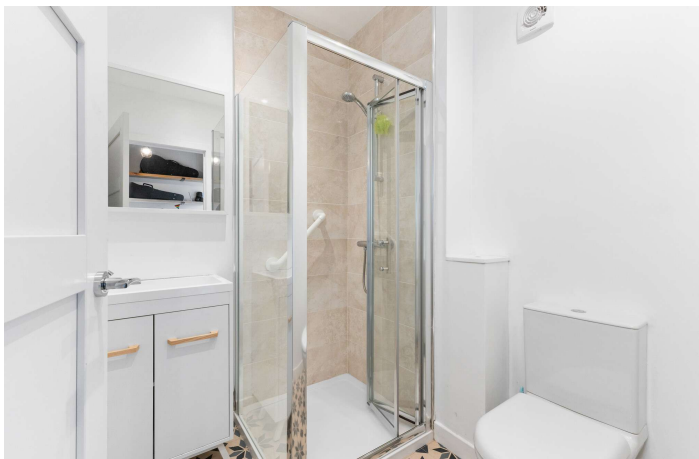
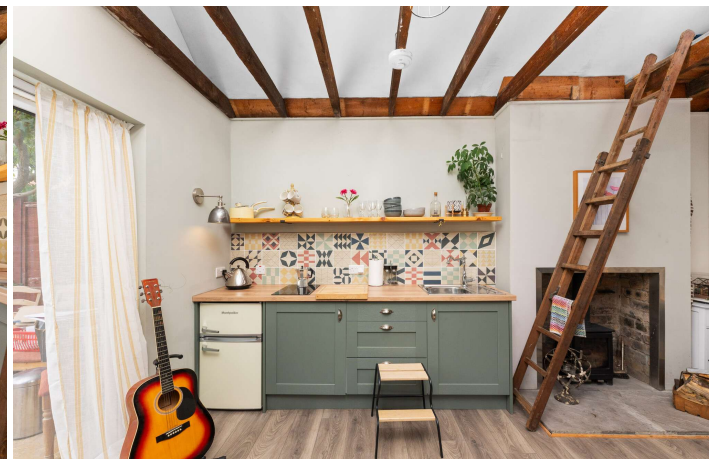
This stunning flexible family accommodation is offered in genuine move-in condition and comprises: welcoming entrance; bright and generously proportioned open plan living/ dining / kitchen with feature wood burning stove; double bedroom 1 / family room with access to rear garden and ensuite shower room off; stair to upper landing; spacious front facing double bedroom 2; rear facing double bedroom 3 and contemporary bathroom with electric shower over bath.

Further benefits include: gas central heating; double glazing; low maintenance front garden; expansive enclosed private rear garden, mostly laid to lawn; impressive detached garden studio with raised platform bed and shower room with mains operated shower; external garden storage cupboard; single garage; excellent local amenities and great transport links.

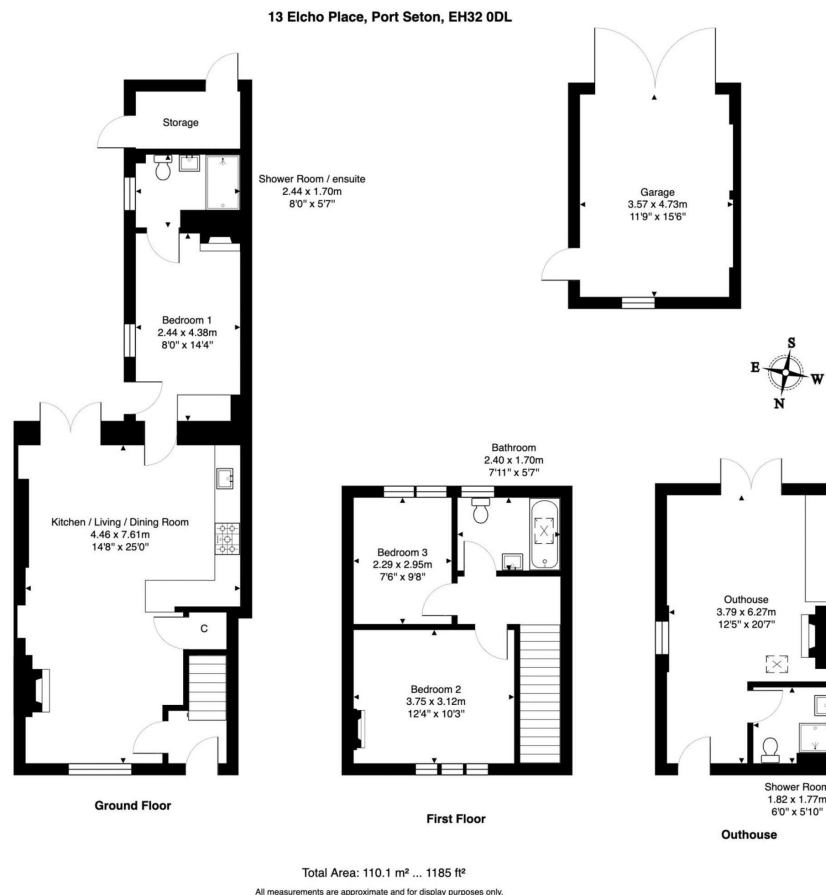
## EPC RATING

The energy efficiency rating for this property is band D





Thinking of moving home? We can provide a **FREE** no obligation pre-sale valuation of your property.  
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