



4 Castle Road, Port Seton, East Lothian, EH32 0EJ



Welcome

Welcome to 4 Castle Road, Port Seton, McDougall McQueen are delighted to present to the market this rarely available spacious three-bedroom terraced house, superbly located in the popular East Lothian town of Port Seton. The attractive generously proportioned accommodation is presented to the market in good clean condition throughout. It represents excellent value for money and is the ideal opportunity for first-time buyers, professional couples, and families alike. There are private garden grounds to the front and rear of the property with ample on street parking. The property is within walking distance of all amenities, whilst being ideally placed for the commute to Edinburgh and the surrounding areas. Viewing is by appointment and should be made at your earliest convenience.

- Entrance hallway with stairs to the upper level
- Spacious living room with window to the front, electric fire, and fire surround
- Lovely, fitted dining kitchen with a range of base and wall units, breakfast bar, larder style store, induction hob, oven, extractor, glass splashback, integrated dishwasher, integrated fridge freezer, and washing machine, French doors and additional door providing rear garden access
- Upper hallway with loft access
- Main bedroom with full width fitted wardrobes and window to the rear
- Bedroom two with window to the front and fitted wardrobes
- Bedroom three with window to the front and built-in storage
- Family bathroom with three-piece white suite with electric shower over the bath, shower screen, wc, sink with vanity unit, and heated towel radiator
- Double glazing and gas central heating
- Private garden grounds to the front and rear ideal for outside entertaining
- On street parking





Port Seton

Situated on the breath-taking East Lothian coast is Port Seton and Prestonpans, they link with neighbouring villages along the scenic east coast where many pleasant walks may be enjoyed. The town offers a good range of local shopping facilities as well as banking/post office services, a health centre and dental surgery. A range of leisure facilities in the vicinity include a golf course and the Mercat Gait Centre with gym, dance studio and swimming pool. A more comprehensive range of shopping and recreational facilities are available only a short drive away in nearby Musselburgh. With a regular public transport service operating nearby, easy access to the A1 linking with major motorway networks/Edinburgh city by-pass and a local rail link makes this an ideal base for the commuter.

Extras

All floor coverings, light fittings, blinds where fitted, all integrated appliances, remaining white goods and the garden shed. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller and are deemed sold as seen.



Get in touch

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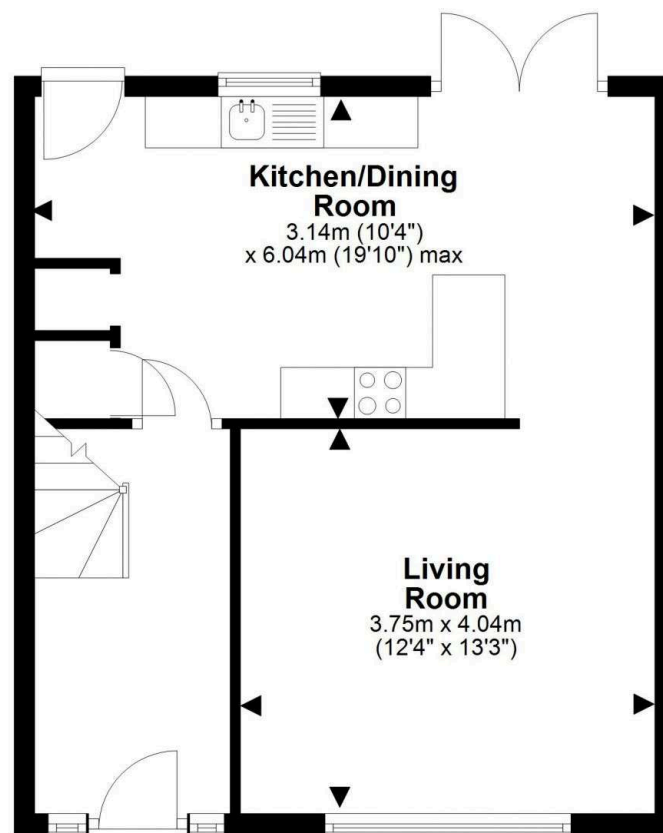
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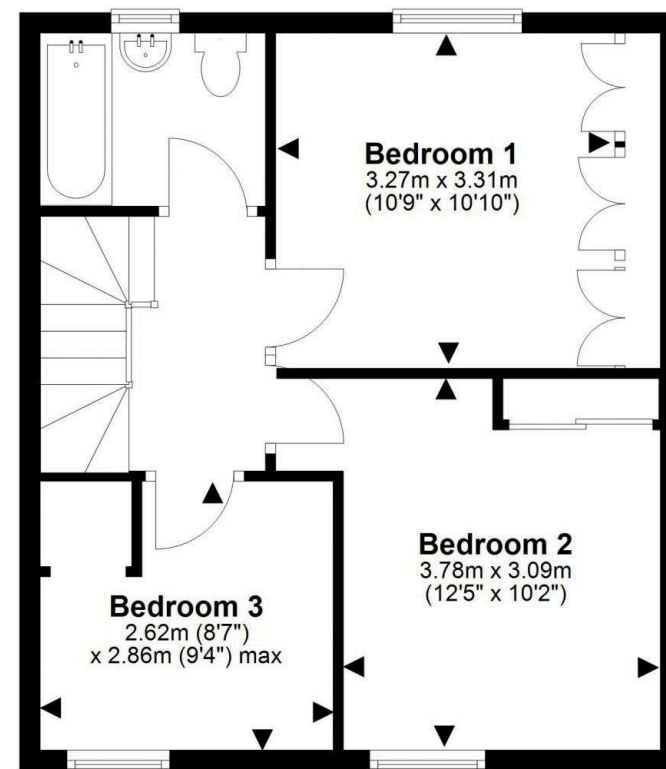


CHARTERED FIRM

Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



Ground Floor



First Floor



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