



14 Castle Road

PORT SETON, PRESTONPANS, EAST LOTHIAN, EH32 0EJ

Property
PARIS STEELE

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PROPERTY DESCRIPTION

14 Castle Road is a duplex apartment with its own private ground floor entrance situated in Port Seaton, Prestonpans. The property is very well presented and would be ideal as a family home. The property has a welcoming entrance vestibule that leads into a bright and spacious open plan living room and hallway enjoying a feature fireplace. The generously sized kitchen comes complete with a good range of wall and base units providing ample storage. Additionally, a door from the kitchen provides direct access to the communal stairwell for added convenience. French doors from the hallway open up to the southeast facing communal garden with patio and drying green. Upstairs there are three spacious double bedrooms, each with integrated storage. The family shower room comes fully tiled and features a three-piece suite with fitted vanity unit.

In summary, 14 Castle Road is a well-maintained duplex apartment that effortlessly combines comfort, convenience, and style. With its private ground floor entrance, open-plan living spaces, ample storage, and a delightful, shared garden.

FIXTURES & FITTINGS

All fitted floor coverings, window and light fittings, and integrated appliances included (excluding free standing fridge)



PROPERTY FEATURES

- ❑ Duplex apartment
- ❑ Entrance vestibule
- ❑ Open plan living room/hallway
- ❑ Large kitchen with ample storage
- ❑ Three spacious double bedrooms
- ❑ Three-piece family shower room
- ❑ Integrated storage
- ❑ Southeast facing communal garden with patio
- ❑ French doors opening to patio
- ❑ Off street parking
- ❑ Gas central heating
- ❑ Double glazing
- ❑ EPC - D
- ❑ Council tax band - B

PORT SETON

Cockenzie and Port Seton is a popular East Lothian coastal village located on the shore of the Firth of Forth, ideally situated for commuting to Edinburgh. It benefits from good local amenities including supermarkets and shops for all your day-to-day requirements. For more extensive shopping Fort Kinnaird is a short drive away by car. Cockenzie also has good primary schooling and Preston Lodge High School nearby. The seaside villages and towns of Longniddry, Aberlady, Gullane, North Berwick and Dunbar, with their golf courses and sandy beaches, are all available by a scenic drive down the beautiful East Lothian coastline. For the golfer there are numerous golf courses with nearby Royal Musselburgh and the most famous of which being the championship course at Muirfield home to "The Open".

Prestonpans has its own railway station providing a frequent railway link to Edinburgh and the whole railway network. Regular bus links again provide additional services to Edinburgh and further. The A1 and city by-pass are on the outskirts of the town providing excellent road links to Edinburgh and beyond.



**Castle Road,
Port Seton,
Prestonpans,
East Lothian, EH32 0EJ**



Approx. Gross Internal Area
1049 Sq Ft - 97.45 Sq M
For identification only. Not to scale.
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PARIS STEELE

Thinking of selling your existing property?

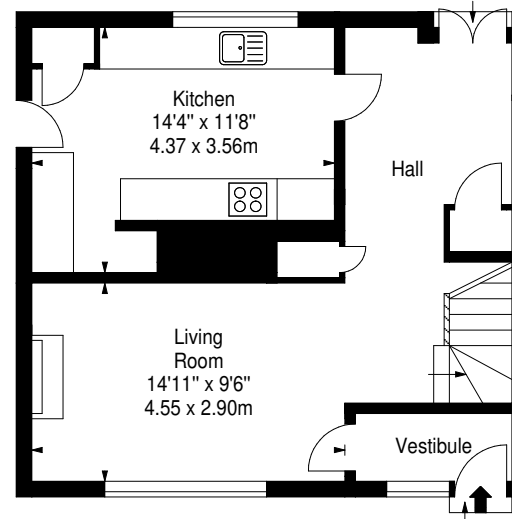
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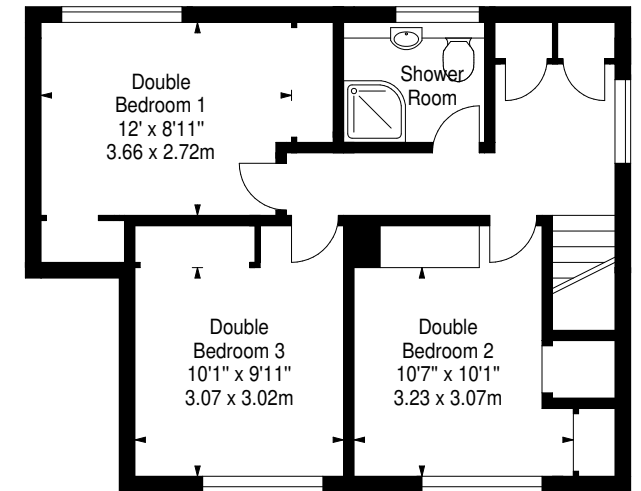
Let's talk

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Ground Floor



First Floor



Please Note:

1. While the foregoing particulars are believed to be correct, no warranty is given as to their accuracy, and it will be for intending purchasers to satisfy themselves on these matters prior to conclusion of missives. All sizes are approximate.
2. The Home Report and more information for this property is available from parissteele.com
3. Interested parties are advised to have their interest noted with the Selling Agents so that they may be advised of any closing date. The seller will not be bound to accept the highest or any offer submitted at a closing date. Please submit offers by email to property@parissteele.com or by post to: Paris Steele, 35 Westgate, North Berwick, EH39 4AG. From 1st February 2022, residential properties in Scotland are required by law to have a system of interlinked smoke alarms, carbon dioxide detectors and heat detectors installed. No warranty is given by the Seller on compliance with this legislation and the Seller does not warrant the condition of any systems or appliances of a working nature included in the price.
- 4.

