



112 South Seton Park
PRESTONPANS, EAST LOTHIAN, EH32 0BN

Property
PARIS STEELE

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PROPERTY DESCRIPTION

Quietly located in popular Port Seton, this three-bedroom end terrace property offers great potential as a comfortable family home. From a neat, gated garden, the front door welcomes you into an inviting hallway showcasing wood-inspired flooring and a stylish interior. Moving through the ground floor and to your left lies a generously proportioned south-facing sitting room leading out to the adjoining dining room via sliding patio doors. With wood-inspired flooring and a living flame fireplace nestled under an oak mantle, it exudes an inviting ambience. The dining room is a versatile space leading to the shed and covered seating area. Returning to the hallway, the sizeable modern kitchen lies at the front of the property. Its U-shaped design features oak-effect wall and floor units, a tiled splashback, and red gloss worktops. Integrated appliances include an extractor hood, gas hob, and

oven. Completing the ground floor layout is a good-sized family bathroom with a bath, washbasin, and WC. Returning to the hallway and carpeted stairs take you to the first floor. Here three light and airy double bedrooms and a shower room await, the latter equipped with a hidden cistern WC and washbasin. Generously proportioned, the south-facing principal double bedroom benefits from extensive built-in wardrobes. Externally, the rear garage provides off-street parking.

FIXTURES & FITTINGS

Property to be sold as seen



PROPERTY FEATURES

- α End terrace three-bedroom home
- α Large south-facing sitting room
- α Versatile dining room
- α Three double bedrooms
- α Well-equipped modern kitchen
- α Family bathroom
- α Shower room
- α Front garden
- α Garage/Shed
- α Double glazing
- α Gas Central Heating
- α EPC D
- α Council tax band C

PORT SETON

Situated on the picturesque Firth of Forth, 13 miles east of Edinburgh, Port Seton is a small fishing village with a welcoming and friendly community.

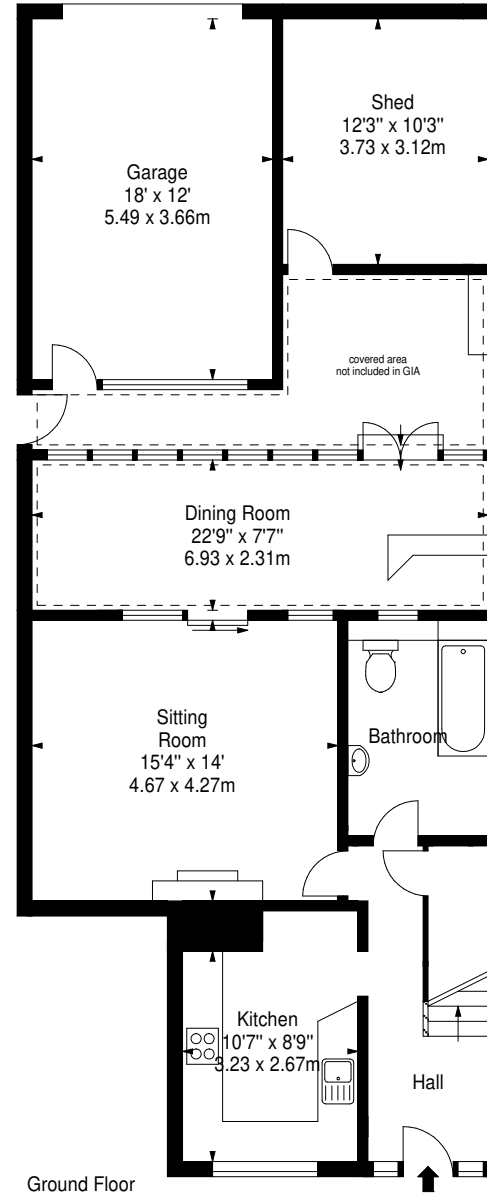
Together with neighbouring Cockenzie it boasts an array of amenities perfect for daily shopping needs including a Co-op, chemist, and post office.

Residents can find more extensive shopping in nearby Prestonpans as well as at Fort Kinnaird Retail Park which houses well-known eateries such as Pizza Express; high street shops like TK Maxx, Boots, and Primark; and an Odeon multiplex cinema.

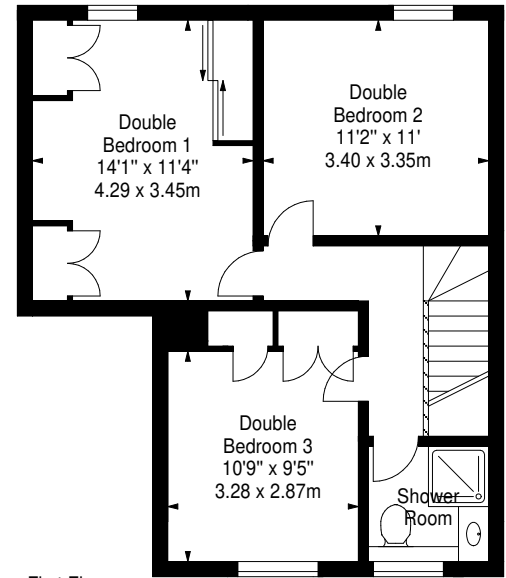
For leisure pursuits, Prestonpan's Mercat Gait Sports Centre has a 25m swimming pool and gym. There is easy access to East Lothian's picturesque beaches including Seton Sands and those at Gullane and North Berwick, as well as renowned golf courses at the latter two locations and beyond. The region also offers fantastic opportunities for walks, cycles, and horse riding.

There is a local primary school and the property is within the catchment area for Preston Lodge High School. Additionally, private schooling is available at Loretto in Musselburgh with further choices available in Edinburgh.

Commuters will benefit from the convenience of the train station at Prestonpans complete with parking, offering swift links into Edinburgh. For those driving in, Edinburgh's City Centre is approximately a 40-minute journey via the A1.



Ground Floor



First Floor

South Seton Park,
Port Seton,
Prestonpans,
East Lothian, EH32 0BN



Approx. Gross Internal Area
1226 Sq Ft - 113.90 Sq M
Garage & Shed
Approx. Gross Internal Area
348 Sq Ft - 32.33 Sq M
For identification only. Not to scale.
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PARIS STEELE

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01620 497 497

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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.
4. 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.