



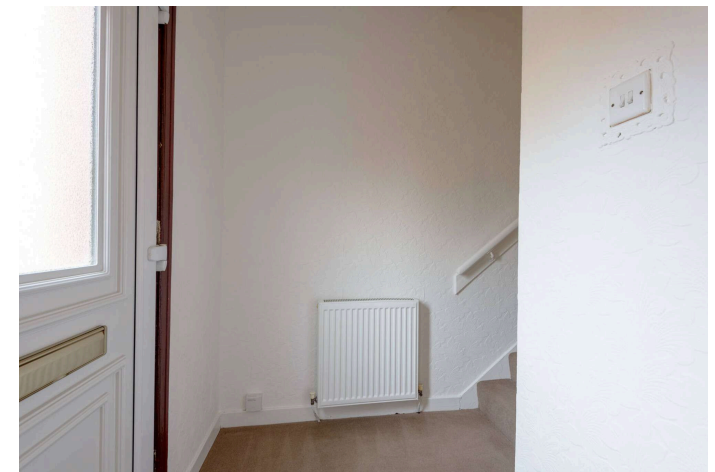
28 North Seton Park, Port Seton

PRESTONPANS, EH32 0AH

Property  
**PARIS STEELE**

01620 497497 | [parissteele.com](https://parissteele.com)





## PROPERTY DESCRIPTION

Set in the welcoming coastal community of Port Seton, this two-bedroom mid-terrace home will be ideal for a first-time buyer, couple, or young family. The front door welcomes you into an entrance vestibule that leads to a bright and spacious sitting room. Boasting a neutral colour palette, carpeting, and a living flame fireplace it exudes comfort. Adjoining and leading to the rear garden is a modern south-facing breakfasting kitchen. Oak-effect wall and floor units are laid out in an L-shape to maximise the space and are complemented by smooth grey worktops and a white metro-tiled splashback. Integrated appliances include a gas hob, oven, and extractor hood.

On the first floor are two comfortable and carpeted

double bedrooms along with a family bathroom.

Externally there is a driveway to the front and an enclosed south-facing rear garden with a lawn, sandstone paving, and shed.

## FIXTURES & FITTINGS

All fitted floor coverings, light fixtures, lounge curtains, integrated oven, gas hob and extractor fan are included in the sale. The free-standing washing machine and dishwasher will also be included.



## PROPERTY FEATURES

- ❑ TWO-BEDROOM MID TERRACE
- ❑ BRIGHT AND SPACIOUS SITTING ROOM
- ❑ SOUTH-FACING BREAKFASTING KITCHEN
- ❑ TWO DOUBLE BEDROOMS
- ❑ FAMILY BATHROOM
- ❑ DOUBLE GLAZING
- ❑ GAS CENTRAL HEATING
- ❑ DRIVEWAY
- ❑ SOUTH FACING REAR GARDEN
- ❑ EPC - C
- ❑ COUNCIL TAX BAND - C
- ❑ TENURE - FREEHOLD

## 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.

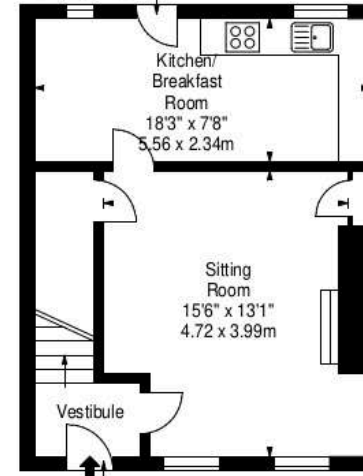




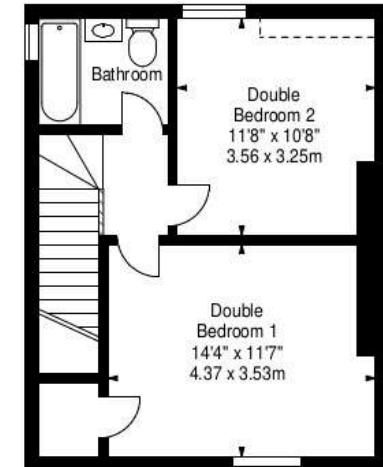
North Seton Park,  
Port Seton,  
Prestonpans,  
East Lothian, EH32 0AH



Approx. Gross Internal Area  
866 Sq Ft - 80.45 Sq M  
For identification only. Not to scale.  
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Ground Floor



First Floor

## PARIS STEELE

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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 the intending purchasers to satisfy themselves on these matters prior to the conclusion of missives. All sizes are approximate.
2. The Home Report and more information for this property is available from [www.parrissteele.com](http://www.parrissteele.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](mailto: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.

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