



106 South Seton Park
Port Seton
EH32 0BQ

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An excellent opportunity has arisen to acquire this semi-detached three-bedroom home in Port Seton. This spacious 83sqm property boasts neutral interiors and private gardens with a paved seating area to the rear.

Upon entry to the property, you will find a brand new kitchen to the right with an array of floor and wall-mounted cabinets. Further down the hallway is the large, bright living room which looks to the garden, both of which are south-facing. On the first floor, there are three good-sized bedrooms and a convenient family bathroom with a walk-in shower.

This property further benefits from gas central heating (boiler replaced in 2022), partial double glazing, and off-street parking to the rear.

Property Features

Off-street parking to rear

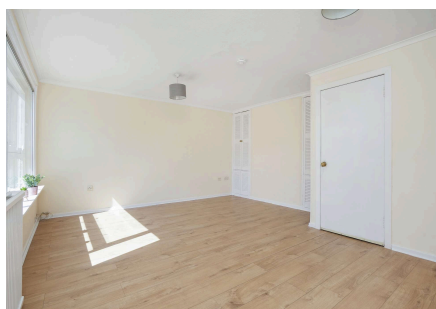
Brand new kitchen

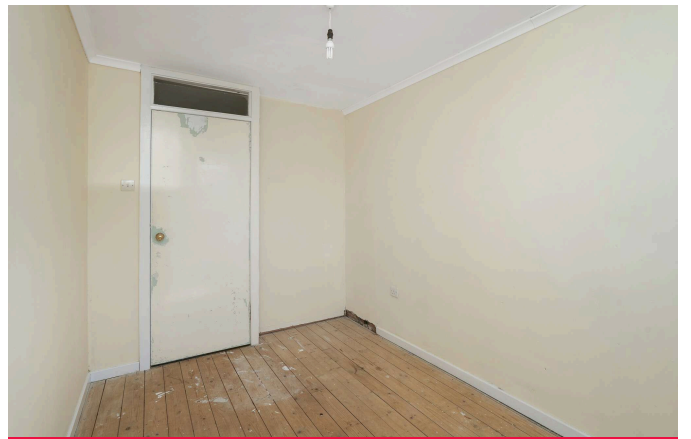
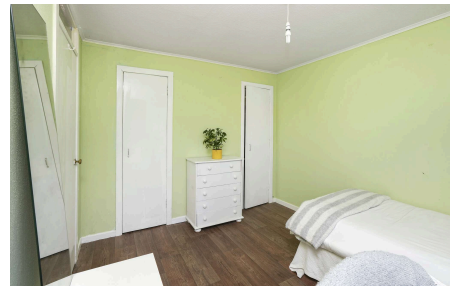
Neutral interior

Private garden

Gas central heating

Partial double glazing







Located 13 miles east of Edinburgh on the scenic Firth of Forth, Port Seton is a small, friendly fishing village. Alongside neighbouring Cockenzie, it offers everyday amenities like a Co-op, chemist, and post office. Nearby Prestonpans and Fort Kinnaird Retail Park provide broader shopping and dining options, including popular stores and a multi-screen cinema.

Leisure facilities include a local community centre, Prestonpans' Mercat Gait Sports Centre and access to East Lothian's beaches, golf courses, and outdoor activities. The village has a primary school and lies within the catchment for Preston Lodge High School, with private options like Loretto in Musselburgh and others in Edinburgh.

Commuters can enjoy quick rail links to Edinburgh from Prestonpans station, or a 40-minute drive via the A1.

Extras

The items included in the sale of the property are the fitted floor coverings, light fittings and fixtures, integrated appliances, fridge, and freezer.

The seller will not warrant the working order of any appliances, systems or services. The property is being



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Notes

Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for receipt of offers. Offers should be faxed to 0131 270 7778 in the first instance. The seller shall not be bound to accept the highest or any offer. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at 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 Combines Standard Clauses will be considered. Offers received not using these clauses will be responded to by their deletion of the non-standard Clause and replaced with the Combines Standard Clauses.

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