

Tranent

Call 01875 611211

Offers Over £290,000



CULLEN KILSHAW
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28 Cedar Drive, Port Seton EH32 0SN



Detached villa with garage, located in a quiet cul de sac within a well-established residential area in the coastal town of Port Seton. Built around 1993, the property is presented in good decorative order throughout and offers comfortable, well-proportioned accommodation extending to approximately 91².

Externally, the property benefits from private garden grounds to the front, side, and rear, providing pleasant outdoor space for relaxation and entertaining. To the front, there is a mature garden with mono bloc driveway and an integral garage. The surrounding area is made up of similar modern residential properties and enjoys a peaceful setting close to local amenities, schools, and public transport links.

Accommodation

GROUND FLOOR

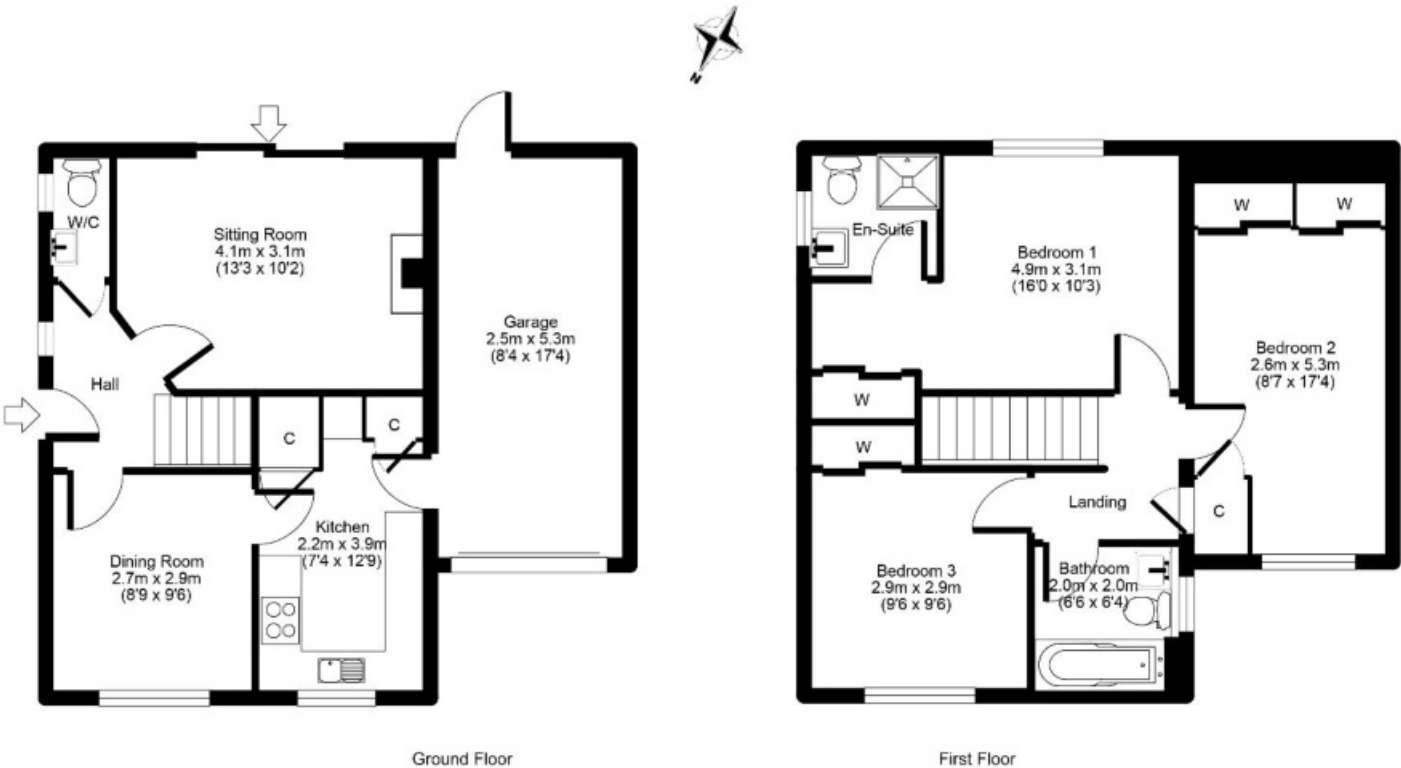
- * Entrance Hall
- * Sitting Room with patio doors to the garden
- * Dining Room
- * Fitted Kitchen
- * Cloakroom/WC
- * Door to integral garage

FIRST FLOOR

- * Landing
- * Three Double bedrooms all with fitted storage
- * En Suite Shower room
- * Additional Family Bathroom

ADDITIONAL INFORMATION

- * Gas Central Heating
- * Double Glazing
- * Integral garage and driveway
- * Front garden with mature shrubs
- * Fully enclosed rear garden with paved patio area



28 CEDAR DRIVE PORT SETON EH32 0SN

All measurements and fixtures including doors and windows are approximate and should be independently verified. Copyright © 2025 PreviewMyHome.co.uk

Situation

The village of Port Seton is located amid pleasant open countryside in the County of East Lothian which is famous for its magnificent coastline and beautiful sandy beaches. The village itself sits on the shores of the Firth of Forth. Traditionally a fishing village, its beautiful historic harbour, built in 1656 by the 11th Lord Seton, is still very much a working harbour. Ideally situated for commuting to Edinburgh, with regular bus services run to and from Edinburgh and the surrounding areas. There is easy access to the A1 and City By-pass. The nearby Prestonpans and Wallyford rail stations provide frequent rail links to the city with "park and ride" facilities. The area also offers a good variety of local shops with local schools, leisure and recreational activities all being near at hand. Further shopping is available in Prestonpans with a large Lidl store as well as Tranent which has the Asda and Aldi supermarket. An Asda superstore and Fort Kinnaird Retail Park are also just a short drive away, offering a more extensive range of shops with all the High Street names including many restaurants as well as a cinema. There are sandy beaches and wildlife reserves heading east along the coast, as well as many golf courses including Gullane and North Berwick.

Fixtures and Fittings

All fixtures and fittings, including integrated appliances, blinds and light fittings are included. The free standing white goods are included however are without warranty

Services

Mains electricity, gas, water and drainage

EPC

D

Council Tax

E

Offers

Offers should be submitted in proper legal form to the Selling Agents. Any prospective purchaser wishing to be informed of a closing date should notify the Selling Agents as soon as possible. The Selling Agents reserve the right to sell the property without setting a closing date and do not bind themselves to accept the highest of any offer.

Interested in this property?

Tranent

Call 01875 611211

54 High Street,
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Opening Hours:
Monday to Friday: 9.00am to 5.00pm

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Full members of:



Whilst these particulars are prepared with care and are believed to be accurate neither the Selling Agent nor the vendor warrant the accuracy of the information contained herein and intending purchasers will be held to have satisfied themselves that the information given is correct.