

Tranent

Call 01875 611211

Fixed Price £159,995

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM



10 North Seton Park, Port Seton EH32 0AE



Spacious 2-bedroom mid terraced villa with conservatory & gardens front & rear, set within the picturesque fishing village of Port Seton, close to local amenities & a short distance from the promenade & sea front. This property now requires upgrading & modernisation, & once done, will make a fabulous starter home for a first-time buyer or young family just a short walk to the local nursery & primary school. The accommodation comprises of a sitting room, fitted kitchen with additional storage cupboards and conservatory on the ground floor. Upstairs there are 2 good size double bedrooms, 1 with fitted wardrobes and part tiled bathroom/WC with mains shower over the bath. To the front is a good size garden, & to the rear is a long, enclosed garden. Viewing recommended to see the potential of this property, & ideal for an investor or a buyer looking to put their own stamp on it!

Accommodation

GROUND FLOOR

- * Entrance hall
- * Good size sitting room
- * Fitted kitchen with additional cupboards
- * Conservatory

FIRST FLOOR

- * Landing
- * 2 Good size double bedrooms
- * Part tiled bathroom with mains shower over the bath

ADDITIONAL INFORMATION

- * Gas central heating & double glazing throughout
- * Small garden to the front
- * Fully enclosed long garden to the rear
- * Ample on street parking to the rear
- * Excellent storage throughout



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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, blinds and light fittings are included in the sale. No warranty provided for the free standing appliances

Services

Mains electricity, gas, water and drainage

EPC

D

Council Tax

East Lothian Council, Council Tax Band C

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,
Tranent, EH33 1HH
Phone: 01875 611211
Email: tranent@cullenkilshaw.com

Opening Hours:
Monday to Friday: 9.00am to 5.00pm

Also At:

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Hawick,	Tel 01450 3723 36
Kelso,	Tel 01573 400 399
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Annan,	Tel 01461 202 866/867
Tranent,	Tel 01875 611211



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.