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Offers Over £275,000

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34 Seton View, Port Seton, Prestonpans, EH32 0TX



Semi-detached villa located within a well-established residential area in the coastal town of Port Seton. Built around 1991, the property is presented in excellent decorative order throughout and offers comfortable, well-proportioned accommodation extending to approximately 84m², excluding the conservatory.

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 driveway and parking area finished in attractive monoblock paving, offering convenient off-street parking. 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

- * Hallway
- * Dual aspect Living / dining room with patio doors to the rear
- * Kitchen
- * Conservatory

FIRST FLOOR

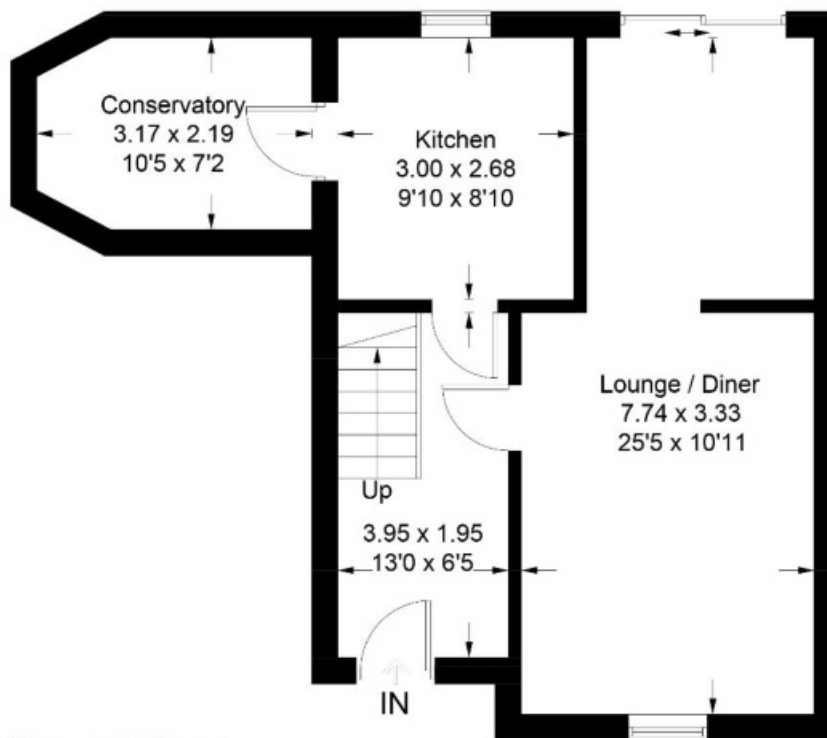
- * Upper landing
- * Three spacious bedrooms
- * Shower room

ADDITIONAL INFORMATION

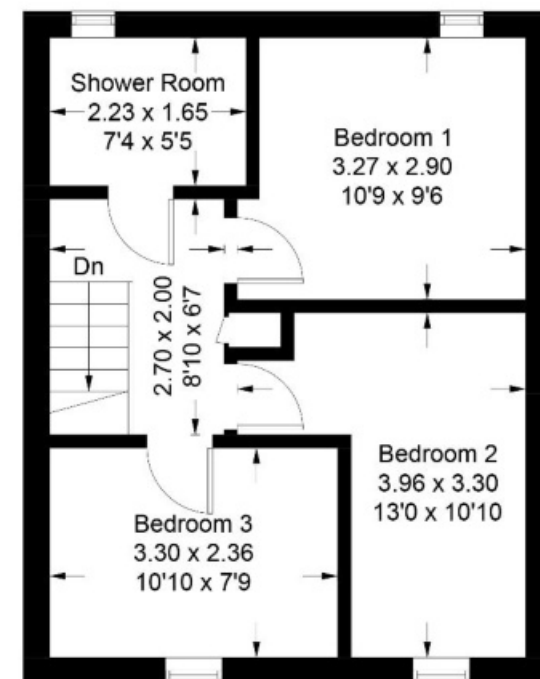
- * Gas central heating
- * Double glazing
- * Private enclosed garden ground
- * The property features a front garden, while the side and rear areas offer a private space that includes a patio and a timber shed
- * Driveway providing ample parking
- * £65.00 annual factor paid to Links View Owners Association

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Approximate Gross Internal Area = 87.2 sq m / 939 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1255926)

Situation

Port Seton is a charming coastal town in East Lothian, offering a peaceful seaside lifestyle within easy commuting distance of Edinburgh. Known for its friendly community and picturesque harbour, the area provides a great mix of local amenities including shops, cafés, and leisure facilities. Families are well served by Cockenzie Primary School and nearby Preston Lodge High School in Prestonpans, both of which have good reputations. Residents enjoy scenic coastal walks, clean beaches, and access to excellent transport links, making Port Seton an attractive place to live for those seeking a balance of village charm and modern convenience.

Fixtures and Fittings

All fitted floor coverings, blinds and integrated appliances are included. No warranty will be provided in respect of the white goods.

Services

Mains gas, electricity, water and drainage.

EPC

Band E

Council Tax

Band 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

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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.