



100 South Seton Park

Port Seton, EH32 0BQ



3



2



1



93sqm

EPC

C

AS Anderson
Strathern

100 South Seton Park

Port Seton, EH32 0BQ

Located in the charming coastal town of Port Seton, this cleverly extended and spacious two-storey end-terrace property combines comfortable living with a well-designed layout and contemporary features.

Offering approximately 93 sqm of internal space, the ground floor includes a welcoming entrance hallway, a modern kitchen, and a generous southwest-facing open-plan living and dining area with tri-fold doors out to the rear garden. Upstairs, a bright landing leads to three bedrooms and a stylish shower room.

The home benefits from double-glazed windows and efficient gas central heating throughout. Externally, the large southwest-facing rear garden features an expansive paved area, perfect for relaxing or entertaining.

Property features

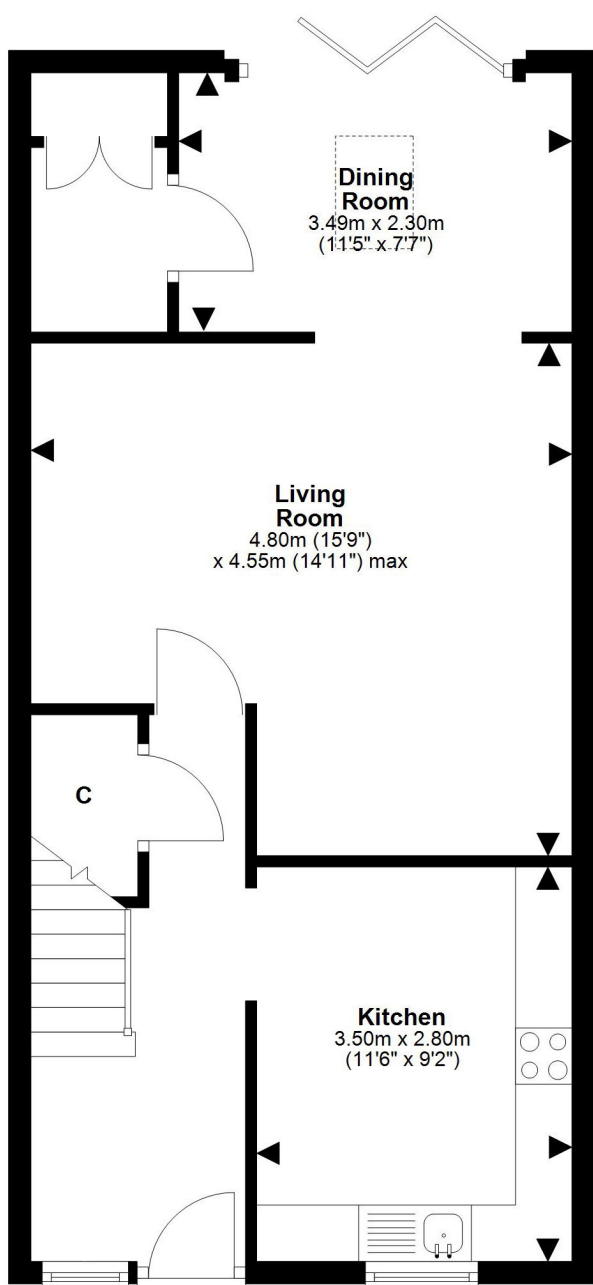
- Rear extension
- Spacious floorplan
- Modern interior
- Double glazing
- Gas central heating
- Tastefully decorated



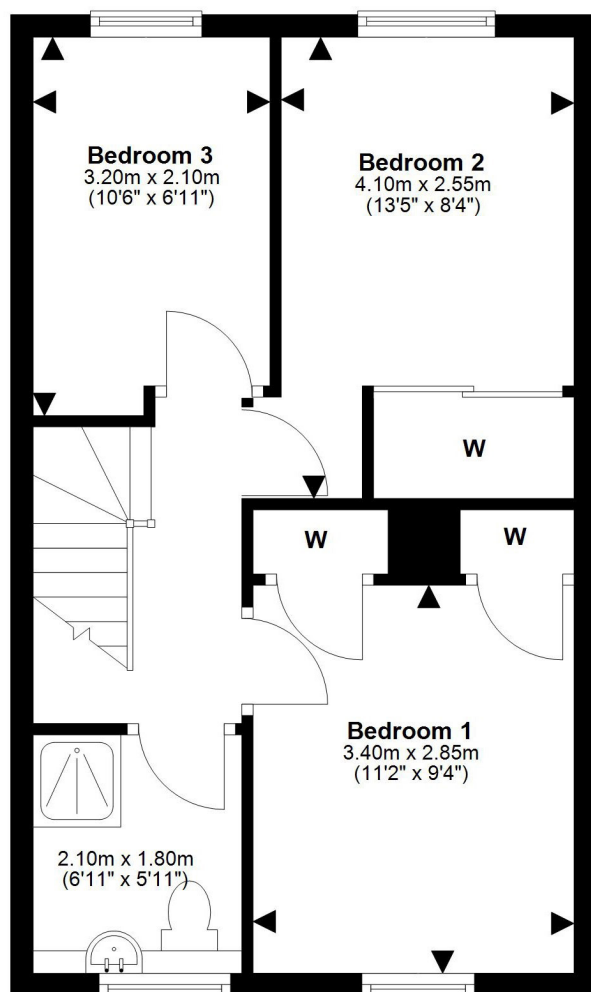
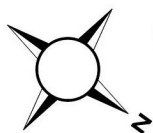


Location

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



Ground Floor



First Floor

This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.

Extras

The items included in the sale of the property are the carpets, fitted floor coverings, integrated appliances, washing machine, light fittings and fixtures. The seller will not warrant the working order of any appliances, systems or services.

Council Tax band C

Any offers should be submitted to residential@andersonstrathern.co.uk

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.

espc

Edinburgh
58 Morrison St
EH3 8BP
0131 270 7777

Glasgow
50 George Sq
G2 1EH
0141 242 6060

Haddington
14 Court St
EH41 3JA
01620 824 016

Lerwick
Nordhus,
Business Park
ZE1 0LZ
01595 695 262

Kirkwall
N8 Laing
Street
KW15 1NW
07484 906 800

AS Anderson Strathern
residential@andersonstrathern.co.uk