

4 Barracks Street

PORT SETON, PRESTONPANS, EAST LOTHIAN, EH32 0DX



this one-bedroom main-door ground-floor flat in Port Seton is presented in good order and would be an excellent first-time buy or sound buy-to-let investment



0131 524 9797



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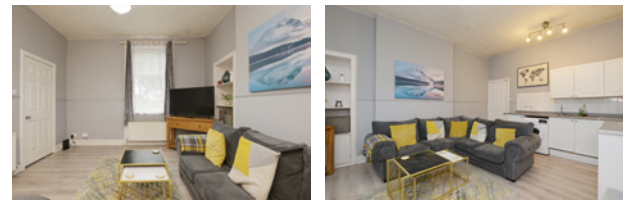


info@mcewanfraserlegal.co.uk



McEwan Fraser is delighted to present this one-bedroom main-door ground-floor flat in Port Seton. Barracks Street connects Links Road to the harbour and the Promenade. This central position gives access to a range of local amenities including a large Co-op. The property is presented in good order and would be an excellent first-time buy or sound buy-to-let investment.

THE LIVING ROOM/KITCHEN



Accommodation is focused on a generous open-plan kitchen and living room that has laminate flooring and plenty of space for a large sofa and supporting furniture. The kitchen has a range of base and wall-mounted units arranged around free-standing appliances.





The bedroom is a bright and well-proportioned double room with a carpeted floor. Accommodation also includes a partially tiled shower room.

For extra warmth and comfort, the property has gas central heating and double glazing.

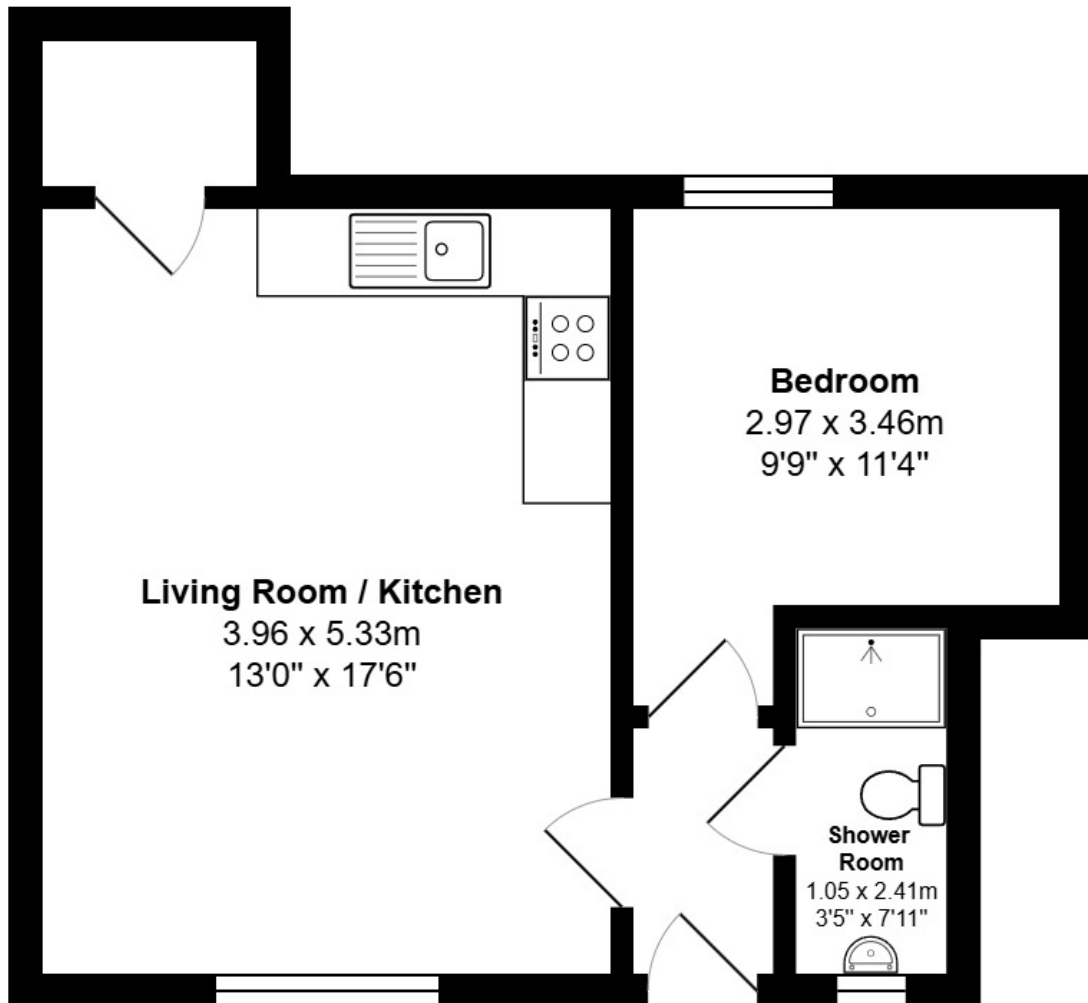
THE SHOWER ROOM



THE BEDROOM



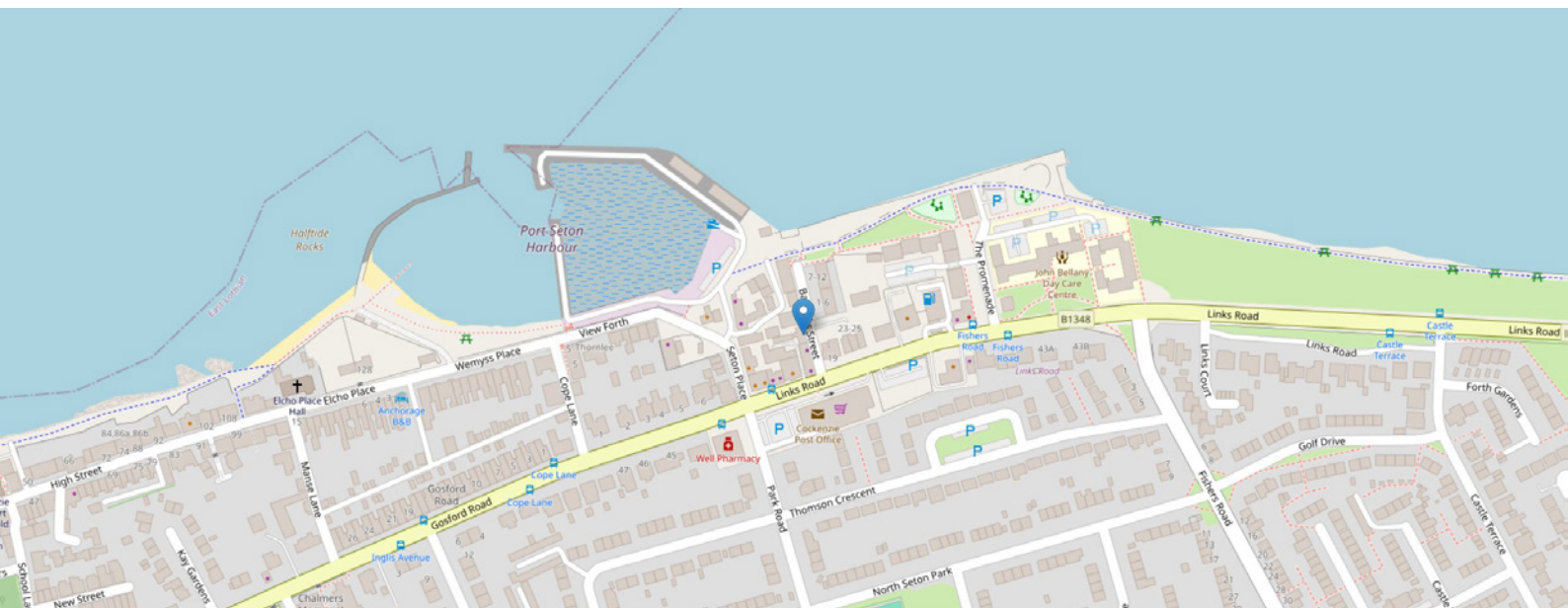
FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 35m²

EPC Rating: D



THE LOCATION

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 running 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.



McEwan Fraser Legal
Solicitors & Estate Agents

Tel. 0131 524 9797
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

Part
Exchange
Available



Text and description
MICHAEL MCMULLAN
Area Sales Manager



Layout graphics and design
ALLY CLARK
Designer

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