



30 Seton View
PORT SETON | EAST LoTHIAN | EH32 0TX


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Quietly tucked away at the head of a cul-de-sac is this most appealing two bed end of terrace villa with private fully enclosed garden and allocated parking space. Port Seton is a popular coastal town offering good local amenities and transport links.

This is an ideal starter home for a single person or couple offering bright, comfortable accommodation featuring stylish modern fittings. The living space includes a good sized public room with room for seating and dining, kitchen fitted with ample storage space, two bedrooms (one benefiting from mirrored wardrobe storage), and a lovely bathroom fitted out with a modern white suite, wetwalling and electric shower. The fully enclosed private rear garden includes a lawn and patio area for sitting out. Located close to the property is an allocated parking space.

- Entrance vestibule
- Living/dining room
- White gloss fitted kitchen
- Principal bedroom with mirrored wardrobe
- Bedroom 2
- Modern bathroom with electric shower
- Double glazing
- Gas central heating
- Fully enclosed rear garden
- Private front garden
- Allocated parking space
- Great transport links - easy access to A1 and railway stations at Longniddry and Prestonpans
- Council Tax Band D
- Energy rating Band C

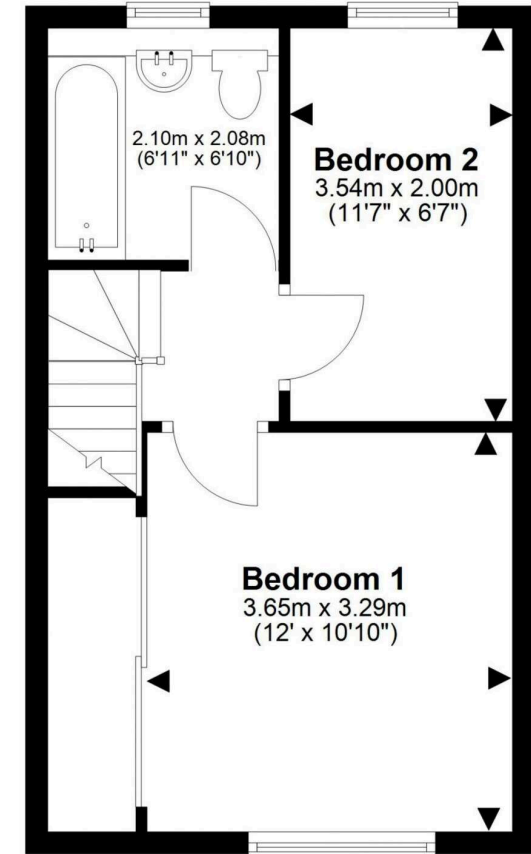
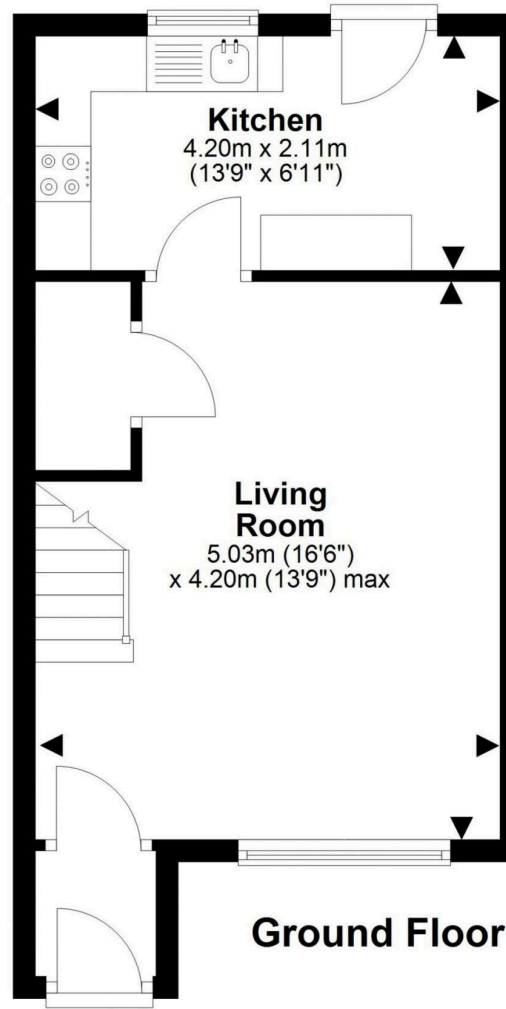
Extras: Curtains, light shades, circular swivel sofa, oven, dishwasher, and large fridge freezer will be included.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



The subjects are located in the popular East Lothian coastal town of Port Seton, which is well within commuting distance of Edinburgh. The property enjoys a prime location, yet is within easy reach of the excellent amenities the town and nearby Prestonpans has to offer. For a more comprehensive range of amenities Musselburgh is just a little further afield. Schooling is well represented from nursery to senior level. The property is close to an efficient public transport network, which operates throughout the town, throughout East Lothian and to Edinburgh. The city bypass and main motorway networks are also within easy reach. For those seeking an alternative method of transport there are railway stations at Prestonpans and Longniddry.





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.