



128 South Seton Park
PRESTONPANS | EH32 0BN


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Most appealing semi-detached villa with pleasant open outlooks and a sunny, south-facing rear garden, in a peaceful location close to rolling open countryside and the scenic Forth waterfront. Easy access to the A1 and Prestonpans Railway Station make this location convenient for commuters.

This is an ideal home for a couple or young family, offering light and spacious accommodation. Within the comfortable living room is a timber mantelpiece fitted with living flame effect gas fire and a good sized box room with light providing excellent storage space. A doorway leads through into a conservatory looking out across the fully enclosed rear garden which has lawn and patio areas for sitting out. The kitchen has a range of storage units in a tasteful cream finish, complemented by solid wood worktops and co-ordinating tiled splash-backs. On the upper floor are three bedrooms, one with a built-in wardrobe and cupboard storage, plus the family bathroom with over bath electric shower.

- Entrance hallway
- Living room with fireplace and storage box room
- Sunny conservatory
- Attractively fitted kitchen
- Three bedrooms
- Bathroom/electric shower
- Gas central heating
- Double glazing
- Private gardens front and rear
- On street parking
- Short walk to the beach

Energy Rating D, Council Tax Band C.

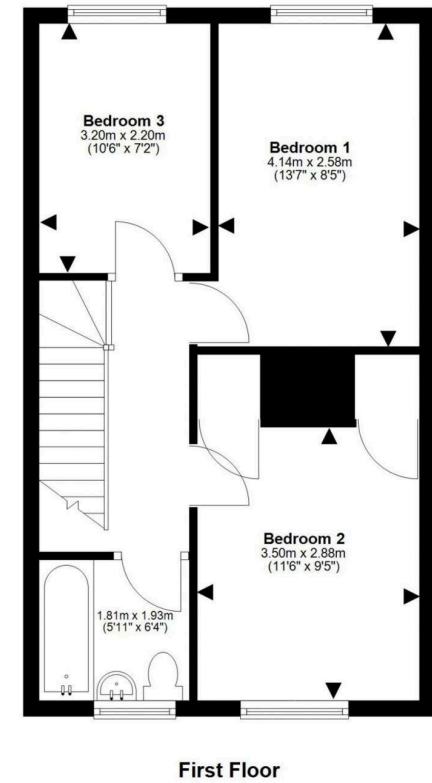
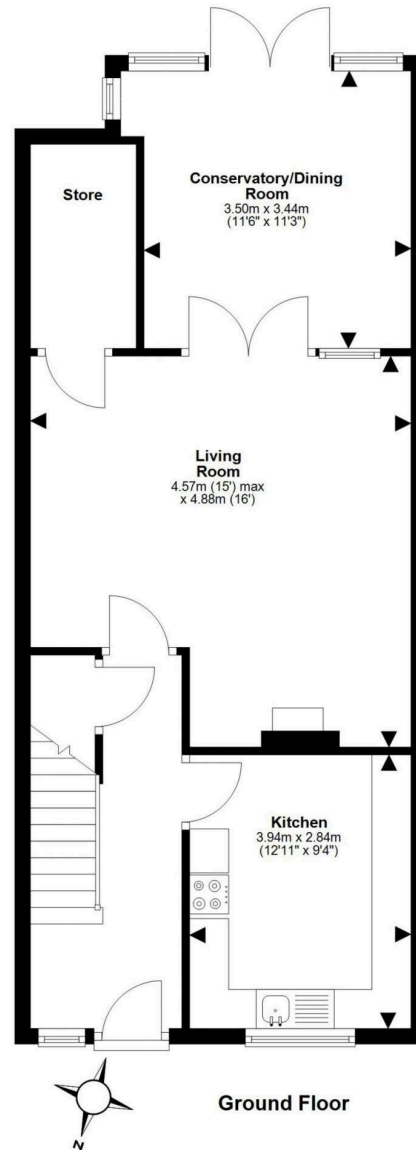
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



All fixtures, fittings, white goods, sofa, chairs, brown wardrobe and two white wardrobes will be included in the sale.

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 in 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.





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.