



21F Long Craigs
PORT SETON | EH32 0TR


warner's
solicitors & estate agents



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Well presented, one-bedroom, second (top) floor flat, forming part of an established factored development within a leafy cul-de-sac, located in Port Seton, East Lothian. The property boasts secured entry, shared green spaces, and private residential off-street parking with further visitors' parking to the front and will appeal to a variety of buyers. The accommodation comprises of a welcoming entrance hallway with storage, living/dining room, fitted kitchen with space for appliances, double bedroom with fitted wardrobes, and stylish modern bathroom. Further benefits on offer are electric heating, double glazing and lovely views.

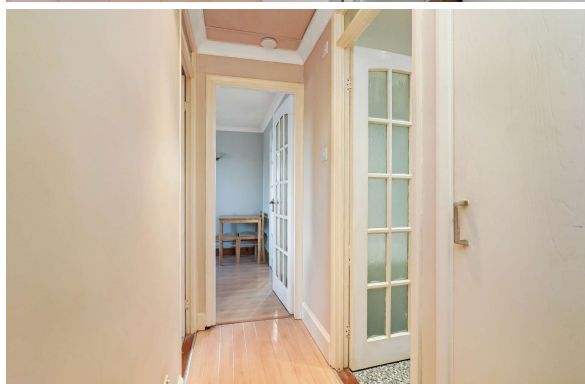
- Well presented top floor flat
- Factored development with private parking
- Welcoming entrance hallway with storage
- Living/dining room
- Fitted kitchen with integrated, and space for, appliances
- Double bedroom with fitted wardrobes
- Stylish modern bathroom
- Electric heating
- Double glazing
- Private residents' parking
- Visitors parking
- Shared green spaces
- Energy Rating D and Council Tax band B
- Factor fee paid to Charles Whyte and understood to be approx £52 per month

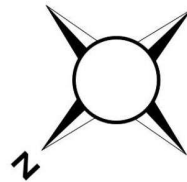
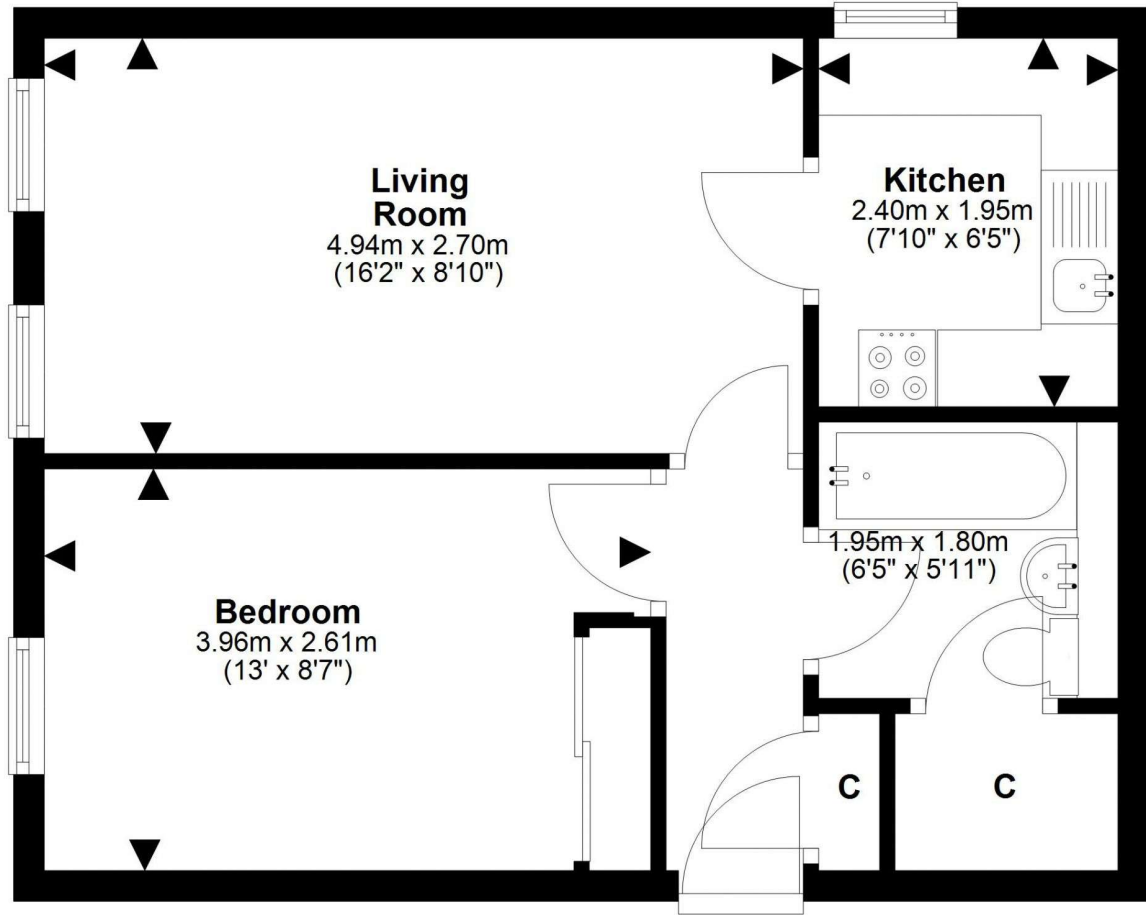
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



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 is a railway station at Prestonpans.

Fixtures, fittings, kitchen appliances and curtains included in the sale





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.