



47 North Seton Park
PORT SETON | EH32 0BJ


warner's
solicitors & estate agents



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Beautifully presented terraced family home with clever extension and generous private gardens, ideally situated in the sought after area of Port Seton located close to a variety of local shops, green spaces and local park, Port Seton Harbour and a short journey to the railway station. This bright and spacious family home offers comfortable and well planned accommodation over two levels, and is in excellent order throughout. The generous living room is front facing and the superb living/dining/kitchen is fitted with modern floor and wall units with integrated and space for appliances and gives access to a fully enclosed large rear garden with patio area and shed. The bedrooms are all well-proportioned and enjoy excellent built-in storage and the contemporary bathroom with vanity sink unit and mains shower over bath completes the accommodation. Further benefits include gas central heating, triple glazing and good storage options throughout.

- Extended terraced villa
- Welcoming entrance hallway with storage
- Bright front facing living room
- Well appointed family room/kitchen with direct access to the generous rear garden
- Three double bedrooms, all with integrated storage
- Downstairs, family bathroom with mains shower over bath
- Gas central heating and triple glazing
- Fantastic storage options throughout
- Front and rear private gardens
- Unrestricted on street private parking

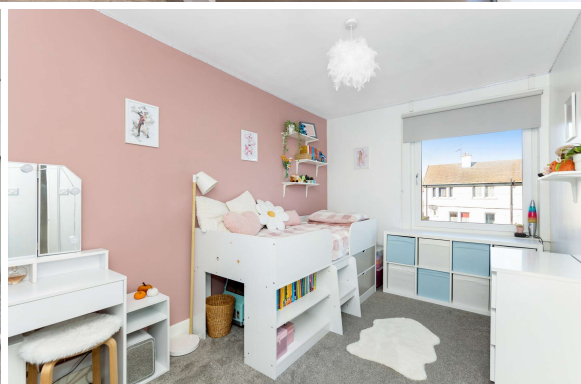
Council tax band C, EPC rating C

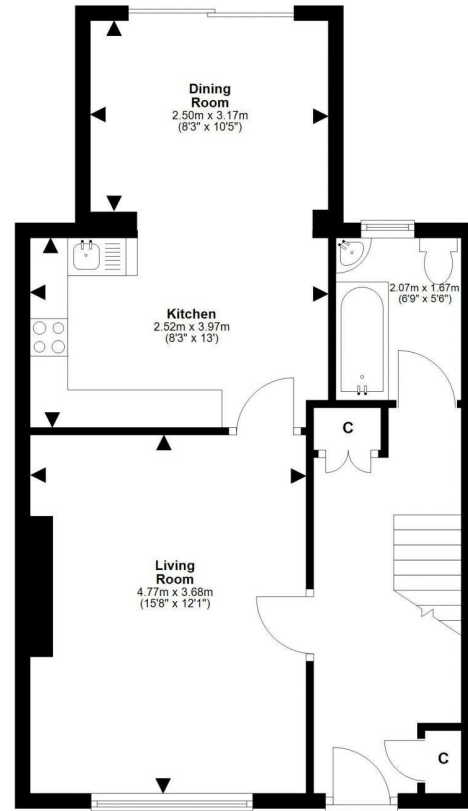
Extras: Include integrated appliances in kitchen and dishwasher. All light fittings and blinds.

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

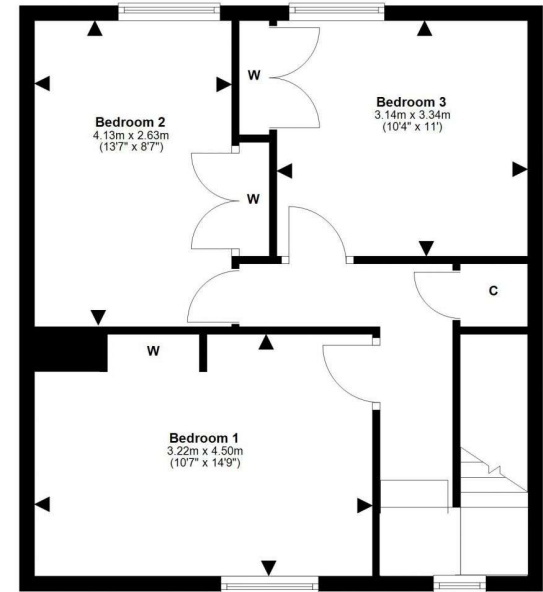


The subjects are located in the popular East Lothian coastal town of Port Seton, which is well within commuting distance of Edinburgh. The property enjoys a prime location, yet is within easy reach of the excellent amenities the town and nearby Prestonpans has to offer. For a more comprehensive range 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.





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.