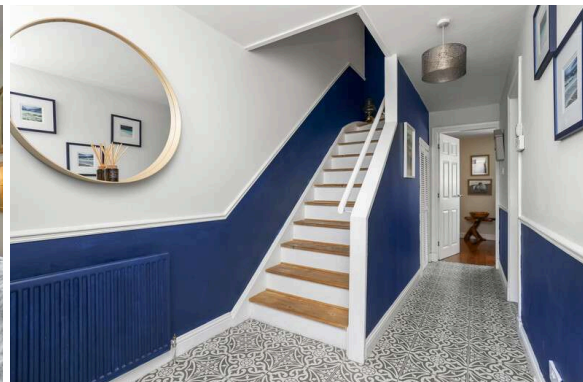




156 South Seton Park  
PORT SETON | EH32 0BP

  
**warners**  
solicitors & estate agents





## 156 South Seton Park

PORT SETON | EH32 0BP

Warners are delighted to present to market this beautifully presented, two bedroom mid-terrace villa with private garden situated in the ever popular Port Seton, within walking distance of the seafront, making this an ideal home for first time buyers and small families.

This stunning home is presented to the market in move-in condition with modern interiors throughout with well planned accommodation over two floors. Enjoying views to the rear garden the light and spacious living room is the perfect place to relax, a large picture window floods the space with natural light and there is access to the garden via the rear porch. The modern well-equipped kitchen boasts modern white glossed cabinetry with integrated appliances for modern living. Victorian influenced tiling runs through the welcoming hallway with a handy under stair storage cupboard, a stair case gives access to the upstairs accommodation. Both bedrooms are good sized doubles with integrated storage, the principal bedroom has the added convenience of a walk in wardrobe. Completing the internal accommodation is a modern bathroom, featuring marble effect tiling, coupled with a stylish three piece suite, shower over bath. Externally the property comes with a fully enclosed low maintenance private rear garden with separate patio and stoned areas, making it perfect for al fresco dining and outdoor entertaining. The property further benefits from gas central heating, double glazing, unrestricted street parking and there are garages available for private hire nearby. Early viewing is recommended!

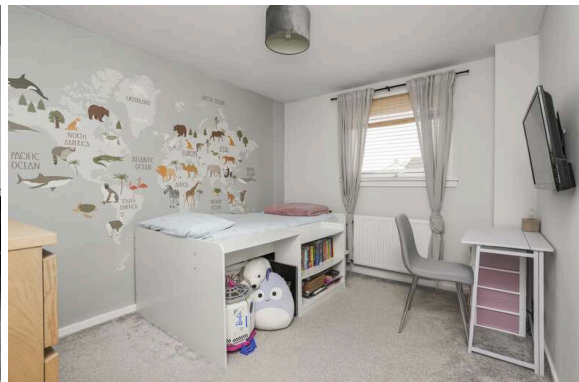
- Attractive mid-terrace villa, within walking distance of seafront in the ever popular Port Seton
- Welcoming hallway with under stair storage
- Spacious living room with views to rear garden
- Contemporary well-equipped kitchen
- Two good sized double bedrooms
- Modern bathroom with stylish three piece suite, shower over bath
- Fully-enclosed low maintenance landscaped rear garden
- Unrestricted on-street parking
- Garages available for private hire
- Double glazing and gas central heating

**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.

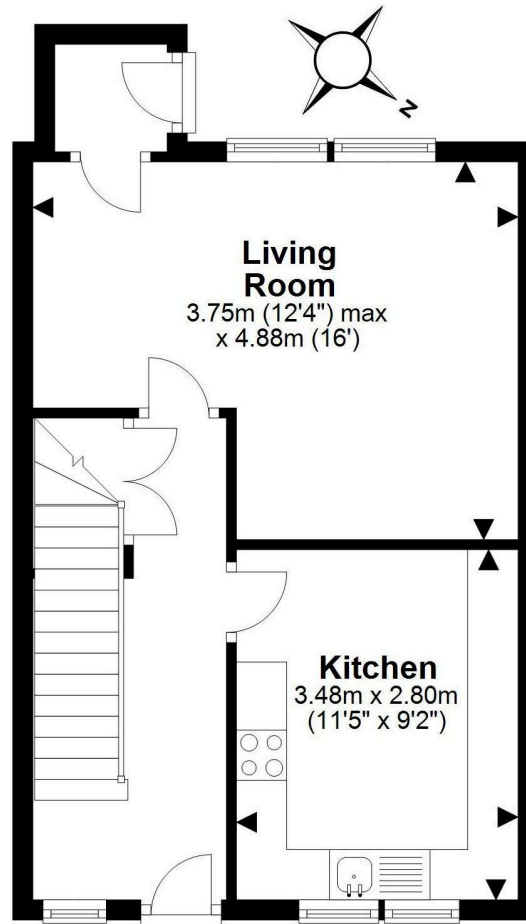


All integrated appliances including fridge freezer, washing machine and dishwasher will be included in the sale of the property along with all blinds and living room curtains EPC: C

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.

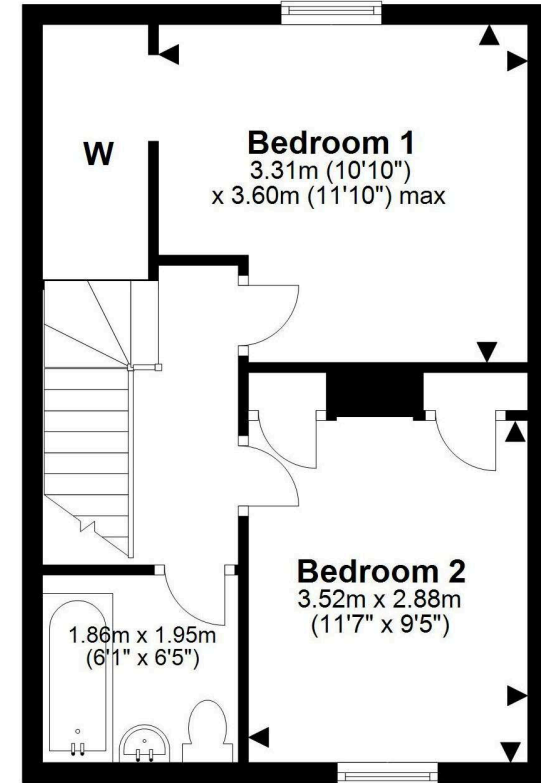






**Ground Floor**

**Walk-in  
Wardrobe**  
3.10m x 1.16m  
(10'2" x 3'10")



**First Floor**

For details of the total internal floor area, please refer to the Home Report.  
This plan is for illustrative purposes only and should be used as such by a prospective buyer.