

COULTERS<sup>©</sup>

# 24 SETON COURT

PORT SETON, EAST LOTHIAN, EH32 0TU

 4 BED  2 BATH  2 PUBLIC



## TAKE A LOOK INSIDE

A well proportioned four bedroom detached family home situated within a popular modern development in Port Seton. This bright and attractive home offers spacious accommodation with a flexible layout.

The mature rear garden adds to the appeal and provides various areas to enjoy the sheltered aspect, there is also a greenhouse. Single integrated garage and generous driveway parking to the front for multiple cars.

The property has double glazing throughout and gas central heating (new boiler installed 15 months ago with 10 year guarantee subject to an annual maintenance contract).

## KEY FEATURES



Charming and well presented detached house



Mature enclosed garden



Sought after established residential area



EPC Rating - C



Four double bedrooms, one with ensuite



Driveway and garage



Close to amenities and transport links



Council Tax Band - F



The property comprises; welcoming entrance hall with WC, large double aspect sitting/dining room; well planned kitchen/breakfast room with an excellent selection of fitted units; quality conservatory which could be used in a variety of ways with direct access to the garden.

On the first floor the master bedroom benefits from excellent storage and an ensuite shower room, there are three further bedrooms, all with fitted wardrobes and a family bathroom.





## THE LOCAL AREA

Port Seton and neighbouring Cockenzie are charming East Lothian fishing villages with working harbours on the Firth of Forth. Along with coastal walks, residents enjoy access to stunning beaches and world-class golf courses including those at Muirfield and Archerfield near to the picturesque towns of Gullane and North Berwick.

Other recreational opportunities include those at the Mercat Gait Centre in Prestonpans, and Meadowmill Sports Centre featuring hockey, rugby, and football pitches along with a performance gym. Fort Kinnaird Retail Park with its multi-plex cinema, high street stores, and casual dining options is a short journey away. There is a local Co-op for daily shopping needs whilst Prestonpans has a Lidl and other retailers.

Local schooling includes Cockenzie Primary School and Preston Lodge High School whilst private options such as Loretto in Musselburgh and Belhaven Hill in Dunbar are in easy reach.

The train station in Prestonpans offers regular links between Edinburgh and North Berwick, and there is easy access to Edinburgh by car, bus and night bus via the A1 and City Bypass.

## EXTRAS

All blinds, light fittings, fitted flooring and integrated appliances are included in the sale price.

The factor is Links View Owners Association and the annual factoring costs are approximately £60.



**HOME REPORT VALUATION: £390,000**

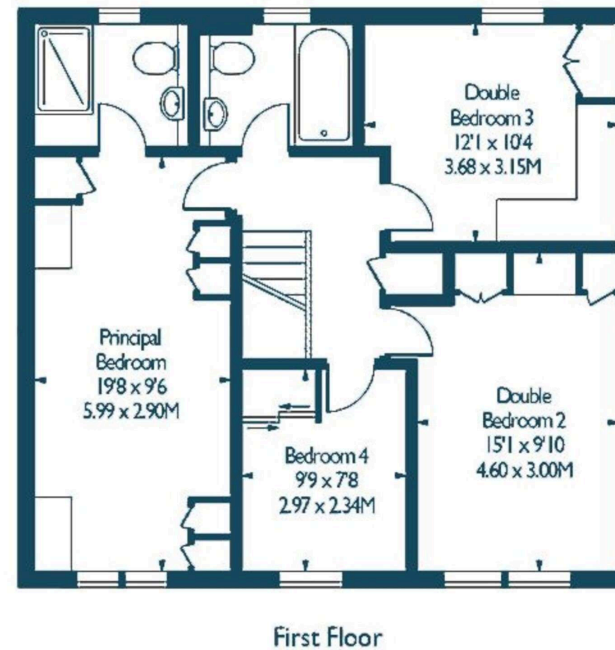
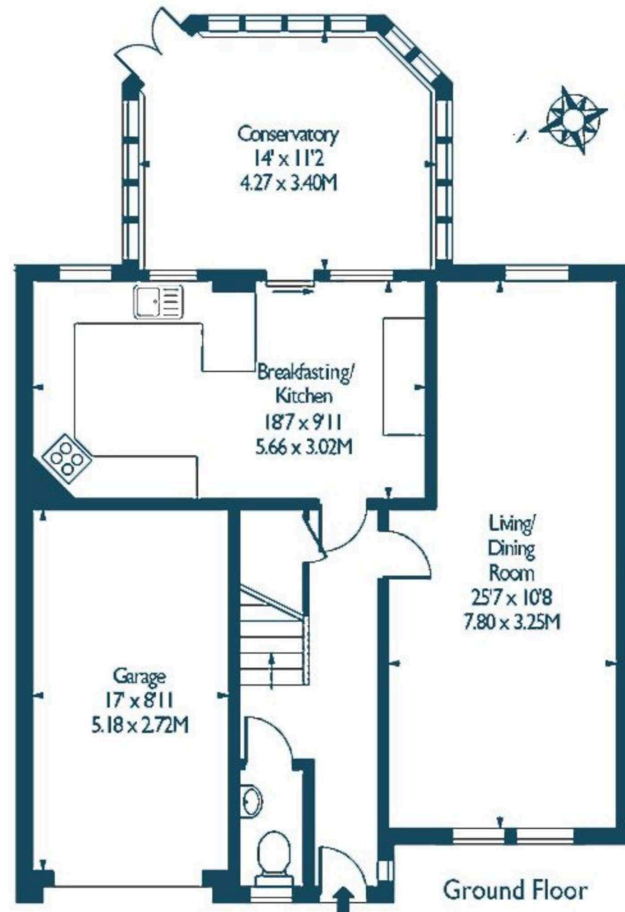


Seton Court,  
Port Seton, EH32

Approximate Area = 1438 SqFt - 133.59 SqM (Excluding Garage)


Approximate Area = 1590 SqFt - 147.72 SqM (Including Garage)

For Identification Only. Not to Scale



## GET IN TOUCH

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## LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.