

COULTERS[©]

1 COPE LANE

PORT SETON, EH32 0DP

 2 BED  1 BATH  2 PUBLIC



TAKE A LOOK INSIDE

A rarely available opportunity to secure a two bedroom period semi detached house a stones throw from the harbour with further amenities close at hand. The property would now benefit from some general upgrading throughout.

To the rear is an enclosed garden which has been paved for ease of maintenance. There is ample on street parking.

KEY FEATURES



Period house in sought after location



Two reception rooms



On street parking



EPC Rating - E



Two double bedrooms



Enclosed garden



Close to harbour and amenities



Council Tax Band - D



The property comprises; entrance hall; sitting room to front with fireplace, double doors can be opened or closed to create an appealing flow to the dining room to the rear which also benefits from a fireplace; kitchen/breakfast room fitted with an excellent selection of fitted units with room for a small table.

On the first floor - double bedroom 1 with bay window; double bedroom 2 and 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 property benefits from gas central heating and is double glazed.

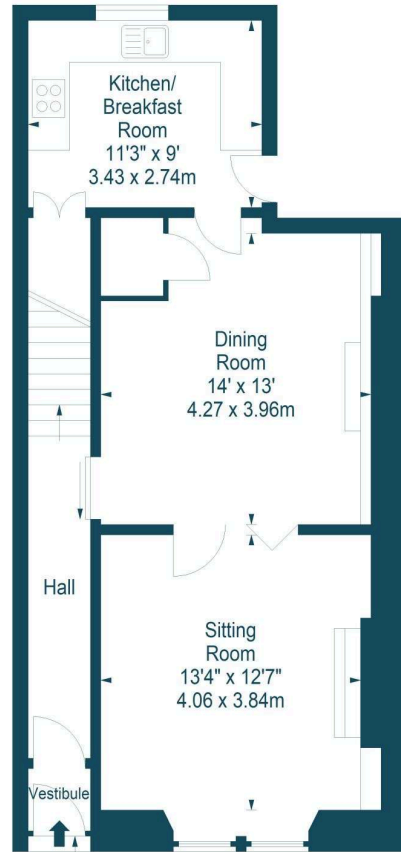




Cope Lane,
Port Seton,
Prestonpans,
East Lothian, EH32 0DP



Approx. Gross Internal Area
1078 Sq Ft - 100.15 Sq M
For identification only. Not to scale.
© SquareFoot 2025



Ground Floor



First Floor

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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.