

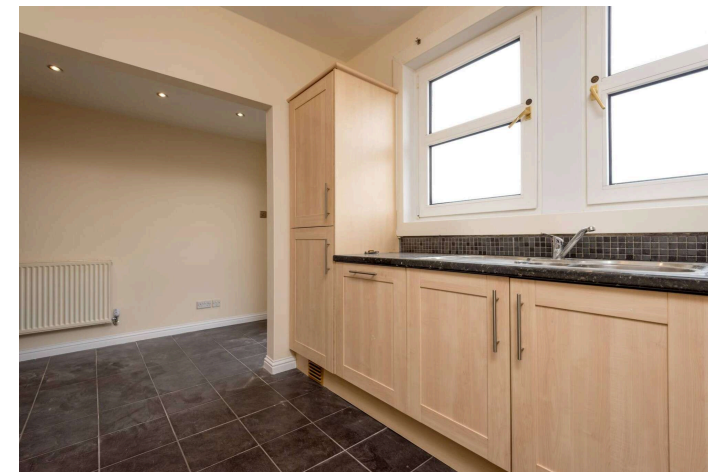


# 91 North Seton Park

PORT SETON, EH32 0BA

Property  
**PARIS STEELE**

01620 497497 | [parissteele.com](https://parissteele.com)



## PROPERTY DESCRIPTION

This two-bedroom semi-detached home lying in the coastal village of Port Seton presents an excellent opportunity for first-time buyers, downsizers or young families to create a wonderful home. Featuring enclosed gardens and off-street parking.

A south-east-facing lawn bordering a gated driveway and detached garage leads to the front door and into the hallway. To your right a bright and comfortable south-east-facing sitting room awaits decorated with wood-inspired flooring and warm wall finishes.

From here lies a modern dining kitchen with rear garden access. With oak-effect wall and floor units, illuminated slate black worktops and a mosaic tiled splashback it is designed in a space saving U-shaped layout. Integrated appliances include an eye-level grill, oven, hob, and extractor hood.

Each of the two first floor double bedrooms including a south-east-facing principal is tastefully presented with built-in wardrobes. They share access to a family bathroom with a hidden cistern WC, washbasin built into vanity and wall-mounted shower over a sleek curved bath.

Externally the enclosed rear garden features paving, raised decking and a lawn. There is also a detached garage providing further off-street parking,

## FIXTURES & FITTINGS

All fitted floor coverings, integrated double oven/grill, hob, extractor fan, fridge-freezer and dishwasher will be included in the sale. Please note the gas fire in the living room is not in working order but will remain in-situ.



## PROPERTY FEATURES

- Two-bedroom semi-detached home
- South-east-facing sitting room
- Spacious dining kitchen with garden access
- Two double bedrooms
- Family bathroom
- South-east facing front garden
- Rear garden with lawn, paving and decking
- Driveway and detached garage
- Double glazing
- Gas central heating
- EPC - D
- Council tax band - C
- Tenure - Freehold

## PORT SETON

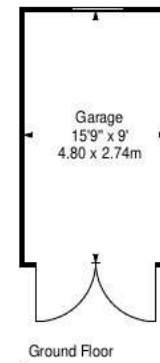
Situated on the picturesque Firth of Forth, 13 miles east of Edinburgh, Port Seton is a small fishing village with a welcoming and friendly community.

Together with neighbouring Cockenzie it boasts an array of amenities perfect for daily shopping needs including a Co-op, chemist, and post office.

Residents can find more extensive shopping in nearby Prestonpans as well as at Fort Kinnaird Retail Park which houses well-known eateries such as Pizza Express; high street shops like TK Maxx, Boots, and Primark; and an Odeon multiplex cinema.

For leisure pursuits, Prestonpan's Mercat Gait Sports Centre has a 25m swimming pool and gym. There is easy access to East Lothian's picturesque beaches including Seton Sands and those at Gullane and North Berwick, as well as renowned golf courses at the latter two locations and beyond. The region also offers fantastic opportunities for walks, cycles, and horseriding. There is a local primary school and the property is within the catchment area for Preston Lodge High School. Additionally, private schooling is available at Loretto in Musselburgh with further choices available in Edinburgh.

Commuters will benefit from the convenience of the train station at Prestonpans complete with parking, offering swift links into Edinburgh. For those driving in, Edinburgh's City Centre is approximately a 40-minute journey via the A1.

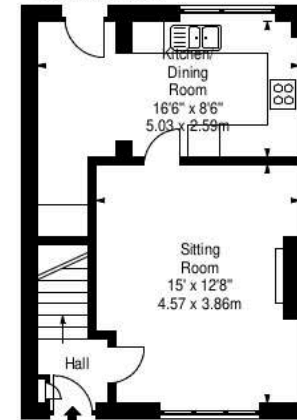


Ground Floor

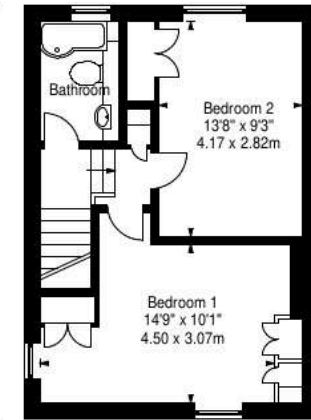
North Seton Park,  
Port Seton,  
Prestonpans,  
East Lothian, EH32 0BA



Approx. Gross Internal Area  
805 Sq Ft - 74.78 Sq M  
Garage  
Approx. Gross Internal Area  
142 Sq Ft - 13.19 Sq M  
For identification only. Not to scale.  
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Ground Floor



First Floor

## PARIS STEELE

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Please Note:

1. While the foregoing particulars are believed to be correct, no warranty is given as to their accuracy, and it will be for the intending purchasers to satisfy themselves on these matters prior to the conclusion of missives. All sizes are approximate.
2. The Home Report and more information for this property is available from [www.parissteele.com](http://www.parissteele.com)
3. Interested parties are advised to have their interest noted with the Selling Agents so that they may be advised of any closing date. The seller will not be bound to accept the highest or any offer submitted at a closing date. Please submit offers by email to [property@parissteele.com](mailto:property@parissteele.com) or by post to: Paris Steele, 35 Westgate, North Berwick, EH39 4AG.
4. From 1st February 2022, residential properties in Scotland are required by law to have a system of interlinked smoke alarms, carbon dioxide detectors and heat detectors installed. No warranty is given by the Seller on compliance with this legislation and the Seller does not warrant the condition of any systems or appliances of a working nature included in the price.

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