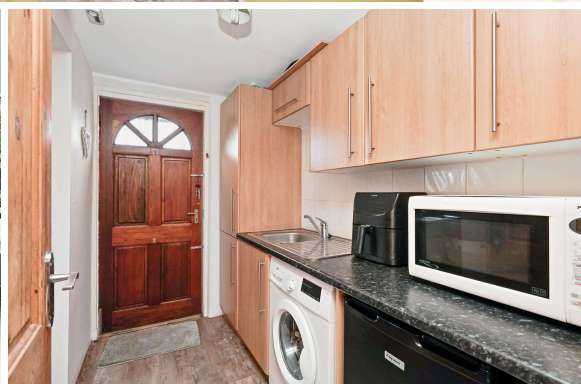




16 Johnston Terrace
PORT SETON | EH32 0BB

warners
solicitors & estate agents



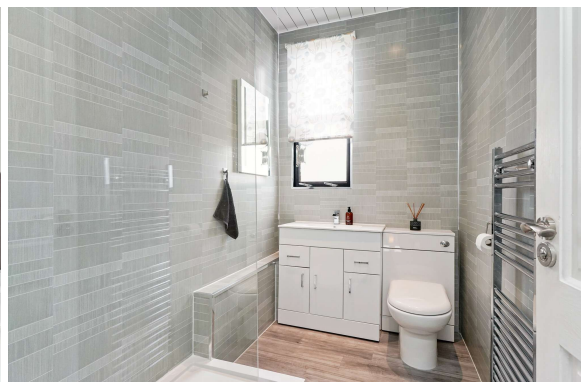
16 Johnston Terrace

PORT SETON | EH32 0BB

Warners are delighted to present this two-bedroom mid-terraced family home, offering the perfect blend of contemporary style and comfort, situated on a quiet road within minutes' walk of the beach. The spacious living area is flooded with natural light and benefits from a gas fire and fireplace creating a bright and welcoming space. The fully fitted breakfasting kitchen and utility room gives access to the rear garden and currently comprises a dining area, gas hob, oven, fan, wine rack, washing machine, and dishwasher. Upstairs there are two well-proportioned bedrooms with built in storage and the master with stunning views of Arthur's Seat. Completing the accommodation is the shower room with a walk-in waterfall shower and a heated towel rail. Externally, the property offers front and rear gardens made up of a decking, shed, patio outdoor tap and there is a front driveway.

- Well presented two-bedroom mid-terraced home
- Bright, spacious living area
- Fully fitted breakfasting kitchen and utility room with access to the garden
- Two well-proportioned bedrooms
- Stylish shower room
- Front and rear landscaped gardens
- Floored Attic
- Front driveway

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

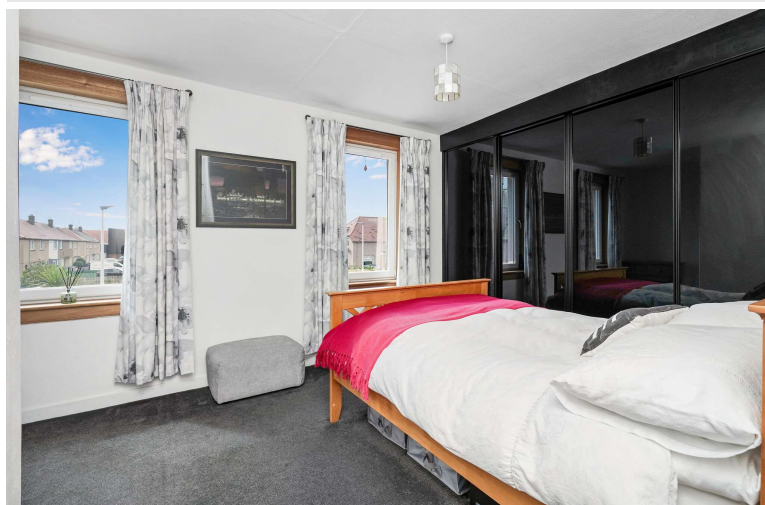


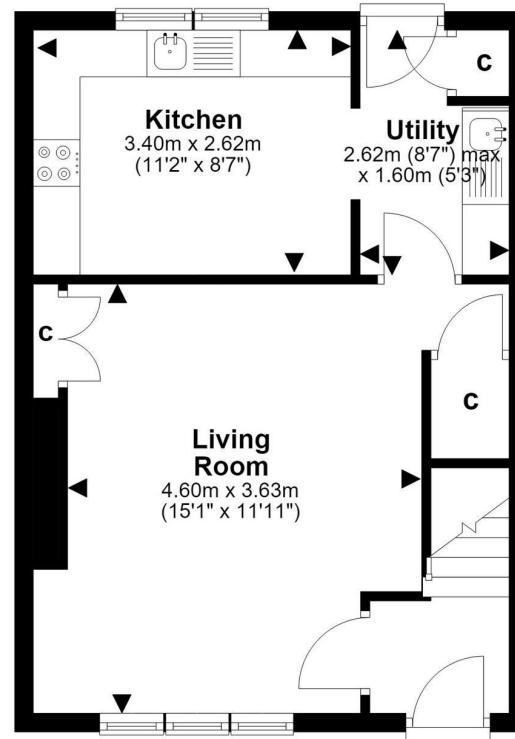
The subjects are located in the popular East Lothian coastal town of Port Seton, which is well within commuting distance of Edinburgh. The property enjoys a prime location, yet is within easy reach of the excellent amenities the town and nearby Prestonpans has to offer. For a more comprehensive range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

Energy rating C, Council tax band C. There is no factor associated with this property.

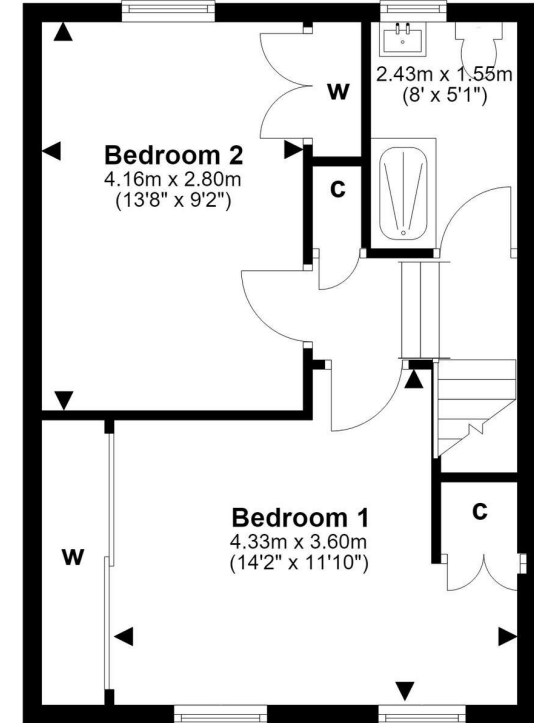
Extras included in this sale will be curtains, blinds, TV bracket, dishwasher, washing machine, under counter fridge and under counter freezer.

Garden furniture can be available with separate negotiation.

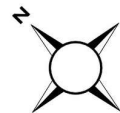




Ground Floor



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.