

OFFERS OVER £170,000

216 South Seton Park  
Port Seton, EH32 0BU

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Solicitors & Estate Agents



- End terraced villa requiring modernisation
- Entrance hall, livingroom with patio doors
- Fitted kitchen
- Three bedrooms
- Family bathroom
- Gas central heating, double glazing
- Well maintained gardens to front and rear. On street parking
- EPC Band C, Council tax band C

### Description

Situated in a popular sought after street, this is a spacious (85m sq) end terraced villa, offering flexible family accommodation. The property, now in need of some modernisation and redecoration benefits from gas central heating and double glazing throughout. The accommodation comprises, on the ground floor a bright entrance hall, rear facing living room with patio doors, rear hall with storage cupboard and a front facing fitted kitchen. Upstairs there are three generous bedrooms, one with fitted storage and finally a part tiled bathroom with three piece white suite including a shower, curtain and rail over the bath.





### Location

Port Seton enjoys a coastal setting on the southern shores of the Firth of Forth with attractive working harbour. It is a quiet yet convenient setting only 5 miles from the centre of Musselburgh and is within easy reach of Edinburgh City Centre. Port Seton has historic interests and has proved a popular choice with discerning purchasers of all age groups. There are social and recreational amenities including a community centre and shopping facilities as well as being close to Cockenzie primary school. Regular bus services operate and fast main roads lead to all surrounding areas via the A1 and Edinburgh City Bypass, which connects quickly and easily motorway networks. At neighbouring Prestonpans there is a rail station offering a regular service to Edinburgh Waverley.

### Gardens & Parking

To the front of the property is a small, well maintained garden. To the rear is a larger enclosed garden which has been paved with established flower borders, wooden decking and a variety of plants shrubs and trees. There is ample unrestricted on street parking to the front of the property.

### Extras

The fitted floor coverings, blinds and gas cooker are included within the sale price.

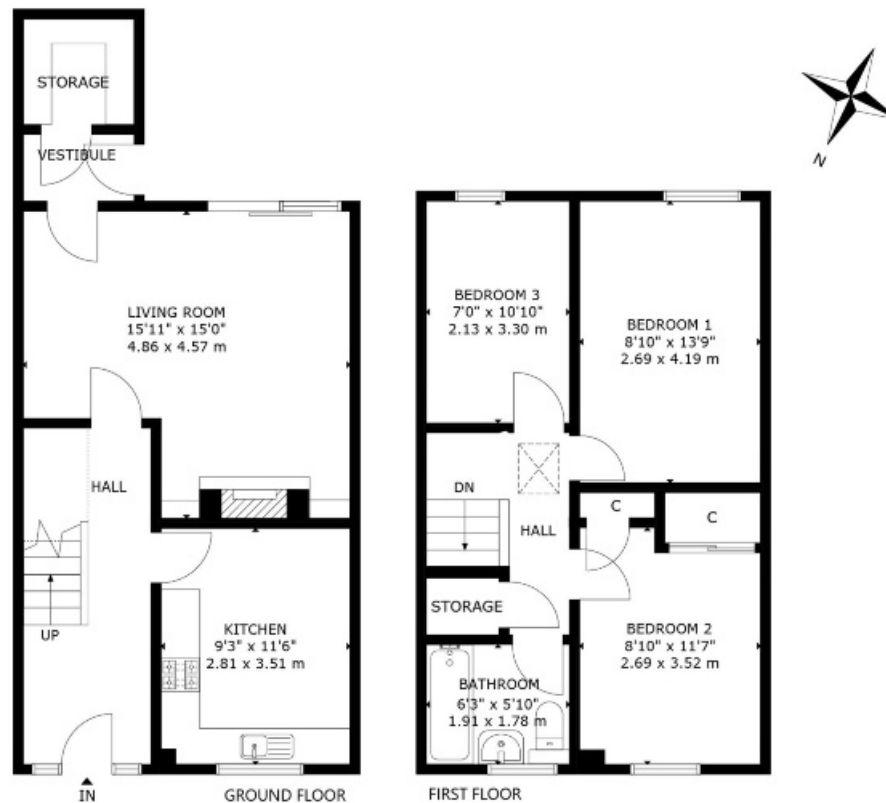
### Home Report

The property is valued at £175,000 and the Home Report is available via the ESPC listing.

### Viewing

By appointment telephone Agents on 0131 665 3131.





216 SOUTH SETON PARK, PORT SETON, EH32 0BU  
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 929 SQ FT / 87 SQ M

All measurements and fixtures including doors and windows are approximate and should be independently verified.

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