



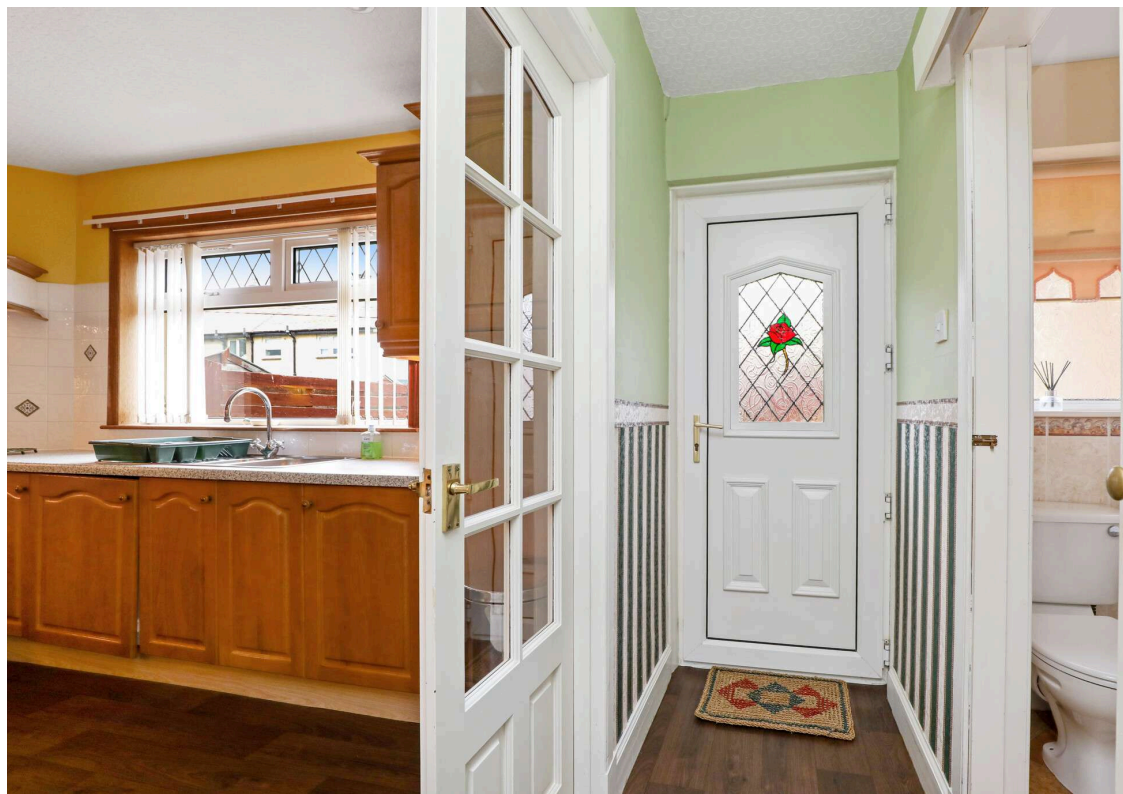


## Welcome

Welcome to 50 Fishers Road—a charming three-bedroom terraced house located in Port Seton, East Lothian's historic fishing village. The home offers generous space and is perfectly placed within easy walking distance to the local primary school and amenities, making it a great fit for first-time buyers, professional couples, or young families. Ready to move in, this property represents excellent value in today's market, so interested buyers are encouraged to act fast. Private gardens at both the front and rear add to its appeal, and the house features double glazing and gas central heating.

- Superb residential location close to all amenities
- Bright entrance hall with stairs to the upper level
- Spacious living room with front facing window, electric fire and fire surround
- Fitted kitchen with a range of base and wall units, breakfast bar, gas hob, extractor, oven, integrated appliances including a fridge, freezer, and washing machine
- Rear hall
- Ground floor shower room with electric shower, wc, and sink
- Upper hallway with access to large loft
- Main bedroom with rear facing window, fitted with full width mirrored wardrobes
- Bedroom two with front facing window and built-in wardrobes
- Bedroom three again with front facing window, and store cupboard
- Family bathroom featuring a corner jacuzzi bath, wc, and sink
- Gas central heating and double glazing
- Front and rear gardens with vennel access, ideal for outside entertaining







## Port Seton

Port Seton is a charming coastal village situated in East Lothian, renowned for its picturesque harbour and welcoming community. The area offers a blend of tranquil seaside living with convenient access to local amenities, including shops, cafés, a community centre and primary school. With excellent transport links to Edinburgh and neighbouring towns, Port Seton is ideal for both families and commuters seeking a balance between countryside and city life. Residents enjoy scenic waterfront walks, easy access to sandy beaches, and a variety of leisure activities, making it a popular choice for those looking to settle in a peaceful yet well-connected location.

## Extras

Included in the sale are: Floor coverings, light fittings, blinds where fitted, all integrated appliances, and any remaining white goods. No warranty applies to any integrated appliances, white goods or moveable items included in the sale. Other Items may also be included by negotiation.



# Get in touch

 [mcdougallmcqueen.co.uk](http://mcdougallmcqueen.co.uk)

 [property@mcdougallmcqueen.co.uk](mailto:property@mcdougallmcqueen.co.uk)

 0131 240 3818

Property Hub:

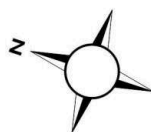
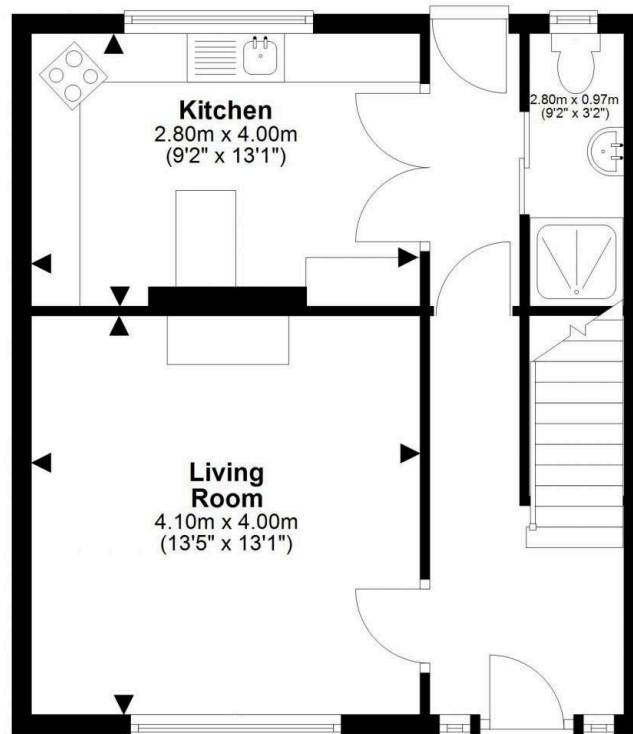
25-27 High Street, Dalkeith  
EH22 1JB

Bruntsfield Office:

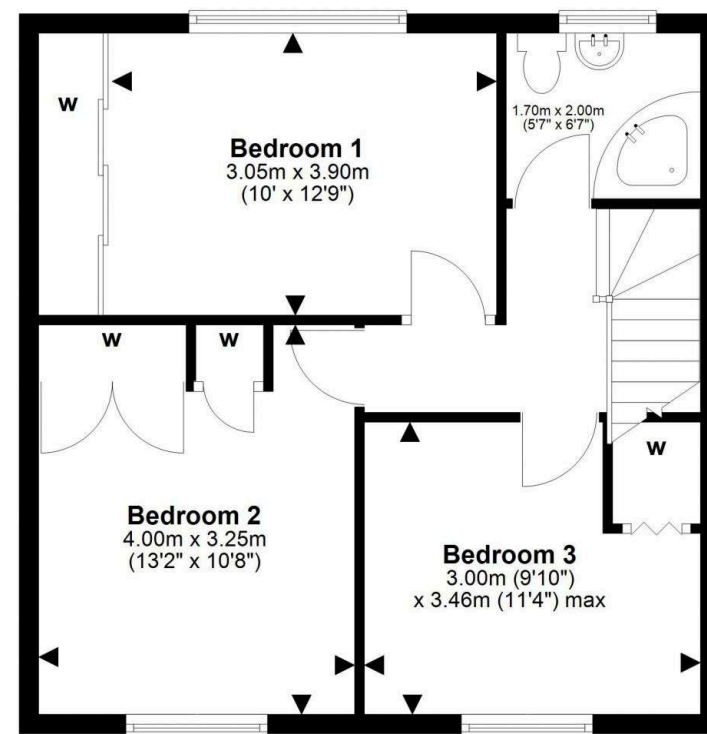
103-105 Bruntsfield Place,  
Edinburgh EH10 4EQ



Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



**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.