



**RALPH SAYER**  
SOLICITORS & ESTATE AGENTS

# 6 Barracks Street

Port Seton, East Lothian EH32 0DX

# 6 Barracks Street

Charming one bedroom traditional ground floor flat, boasts bright and airy accommodation, in ready to move into condition. Barracks Street is a short cul-de-sac street and at the end are the banks of the Firth of Forth and Port Seton Harbour. A good 30 minute walk along Links Road, will take you to the picturesque Longniddry Bents.

Access is up a small vennel, with the front door opening into an entrance vestibule. Beyond the entrance is a dual aspect open plan lounge, dining and kitchen, which is the perfect place to relax or entertain, with the kitchen area providing ample storage and worktop space. An inner hall leads to the spacious double bedroom and bright three-piece bathroom. It will appeal to a variety of buyers including first-time buyers, the professional or the investment market.

Extras: all fitted floor coverings, light fittings, curtains, fridge/freezer and cooker to be included in the sale.

## Property Summary

- Nestled next to the Firth of Forth & Port Seton Harbour
- Traditional ground floor flat
- Lounge & kitchen
- Double bedroom
- Modern three-piece bathroom
- External store in communal courtyard area
- Gas central heating & double glazing
- Unrestricted on-street parking
- EPC Rating - D | Council Tax Band - A

Home Report Value - £125,000





## Charming one bedroom flat next to Port Seton Harbour



Let us help you find your next  
**dream property!**



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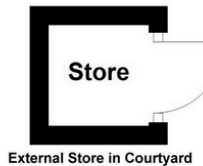
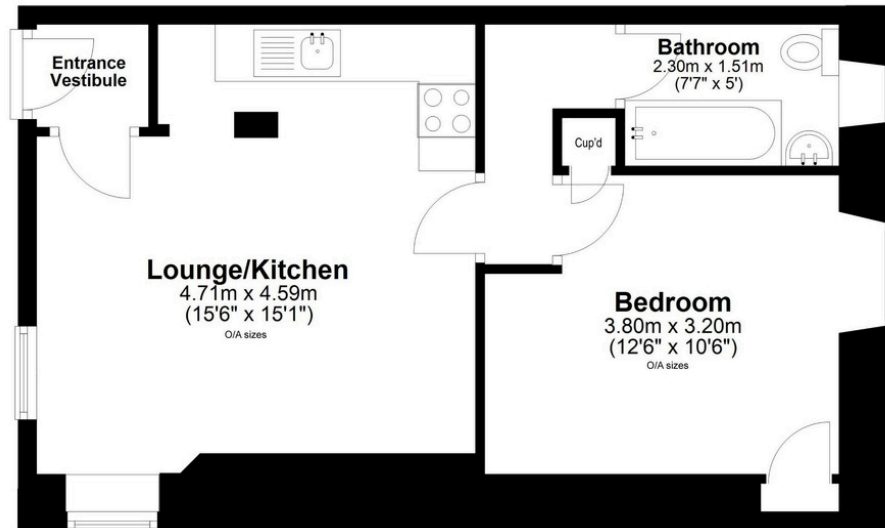
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**DISCLAIMER**

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic 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. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.



**Ground Floor**  
Approx. 43.7 sq. metres (470.5 sq. feet)



ENTRANCE VENNEL LEADING TO SHARED COURTYARD



VIEW AT END OF STREET, TOWARDS NORTH BERWICK

## Location



PORT SETON HARBOUR AT END OF STREET

The historic Port Seton is a lovely coastal village in East Lothian. Local amenities can be found on the high street, with additional facilities found in nearby Tranent with Fort Kinnaird Retail Park a 20 minute drive away. Surrounded by beautiful countryside and beaches, there are numerous leisure activities available. Leisure centres with swimming pools can be found in Musselburgh and Tranent. East Lothian is renowned for its golf courses with the excellent Royal Musselburgh on your door step, and the famous Muirfield a short drive down the coast. In early summer, Port Seton along with neighbouring Cockenzie and Prestonpans, stage The Three Harbours Festival. The Prestonpans has an infant school, two primary schools and the comprehensive Preston Lodge High School, with the independent Loretto's in Musselburgh. This part of East Lothian is very popular, with excellent transport links, including regular bus services and Prestonpans train station, offering a mere 14 minute journey into the city centre. The A1 is nearby for fast links into Edinburgh or the City bypass.