

Tranent
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Offers Over £195,000

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41 Fisher's Road, Port Seton, EH32 0EG



Spacious two bedroom semi detached villa with conservatory, garage and mono bloc driveway, set on a desirable corner plot within a well established residential area in the sought after East Lothian coastal town of Port Seton, close to local amenities, transport links as well as a nursery and primary school. It is set in a popular location, surrounded by good size gardens to the front, side and rear, with the potential to extend, subject to relevant permissions. This property will make a lovely home for a young family or first time buyer.

Accommodation

GROUND FLOOR

- * Entrance vestibule
- * Fabulous bright sitting room with feature fireplace and gas fire
- * Fitted kitchen with door to the rear hall with cloakroom/WC
- * Conservatory with door to the rear garden

FIRST FLOOR

- * Landing with hatch to attic space
- * Two spacious double bedrooms both with fitted cupboards
- * Shower room/WC with electric shower

ADDITIONAL INFORMATION

- * Gas Central Heating
- * Double Glazing
- * Private gardens to front, side and rear
- * Paved and lawn area to the rear
- * Mono bloc driveway to the side leading to the garage

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Approximate Gross Internal Area = 80.6 sq m / 867 sq ft

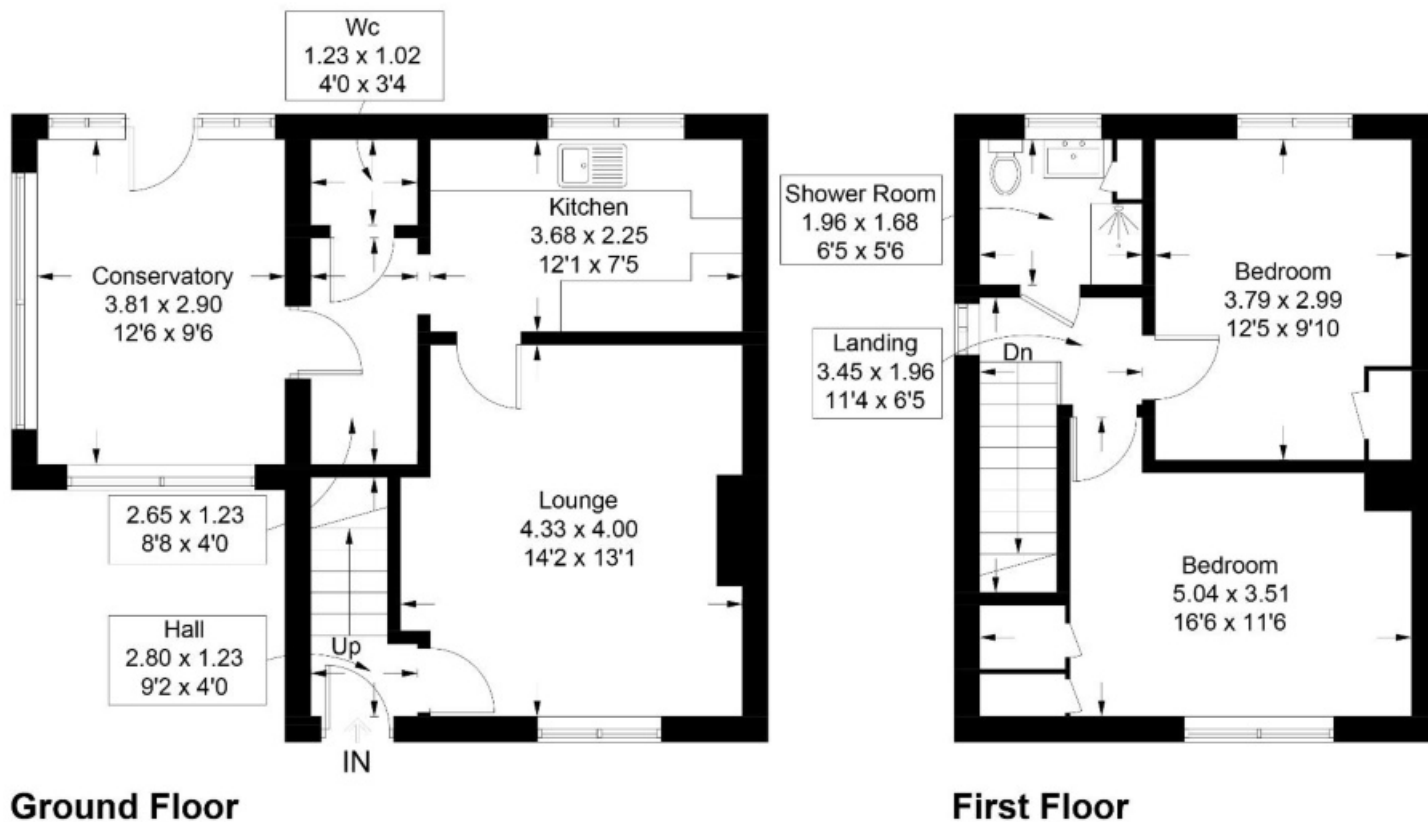


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1309407)

Situation

The village of Port Seton is located amid pleasant open countryside in the County of East Lothian which is famous for its magnificent coastline and beautiful sandy beaches. The village itself sits on the shores of the Firth of Forth. Traditionally a fishing village, its beautiful historic harbour, built in 1656 by the 11th Lord Seton, is still very much a working harbour. Ideally situated for commuting to Edinburgh, with regular bus services run to and from Edinburgh and the surrounding areas. There is easy access to the A1 and City By-pass. The nearby Prestonpans and Wallyford rail stations provide frequent rail links to the city with "park and ride" facilities. The area also offers a good variety of local shops with local schools, leisure and recreational activities all being near at hand. Further shopping is available in Prestonpans with a large Lidl store as well as Tranent which has the Asda and Aldi supermarket. An Asda superstore and Fort Kinnaird Retail Park are also just a short drive away, offering a more extensive range of shops with all the High Street names including many restaurants as well as a cinema. There are sandy beaches and wildlife reserves heading east along the coast, as well as many golf courses including Gullane and North Berwick.

Fixtures and Fittings

All fitted floor coverings, light fittings, blinds and integrated cooker hood are included in the sale. The free standing fridge/freezer and washing machine may be available by separate negotiation however are without warranty.

Services

Mains gas, electricity, water and drainage.

EPC

D

Council Tax

C

Offers

Offers should be submitted in proper legal form to the Selling Agents. Any prospective purchaser wishing to be informed of a closing date should notify the Selling Agents as soon as possible. The Selling Agents reserve the right to sell the property without setting a closing date and do not bind themselves to accept the highest of any offer.

Interested in this property?

Tranent

Call 01875 611211

54 High Street,
Tranent, EH33 1HH
Phone: 01875 611211
Email: tranent@cullenkilshaw.com

Opening Hours:
Monday to Friday: 9.00am to 5.00pm



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Whilst these particulars are prepared with care and are believed to be accurate neither the Selling Agent nor the vendor warrant the accuracy of the information contained herein and intending purchasers will be held to have satisfied themselves that the information given is correct.