

Tranent
Call 01875 611211

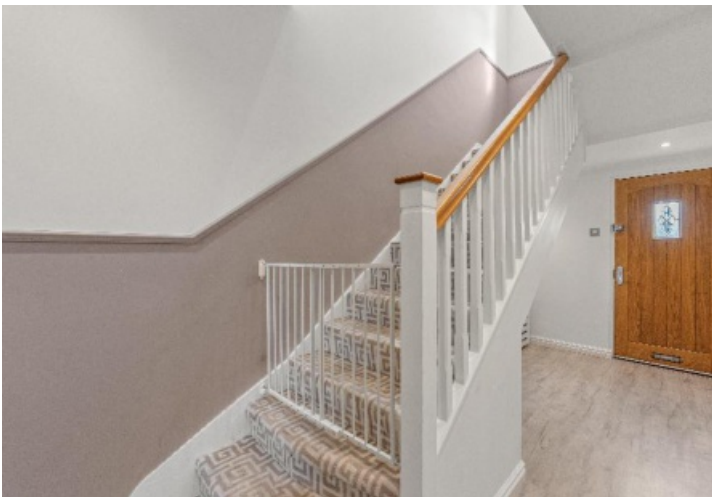
Offers Over £270,000

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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12 Park View West, Port Seton, EH32 0BL



Situated in the popular coastal village of Port Seton, East Lothian, this well-presented three-bedroom end terraced house offers spacious accommodation extending to approximately 94m². Presented in true turn-key condition, the property is ideal for families, first-time buyers, or investors.

The property is circa 1950 and benefits from generous private grounds to the front, side, and rear, providing excellent outdoor space. The rear garden enjoys a desirable south-facing aspect, allowing for plenty of natural sunlight throughout the day.

Additional features include a private driveway offering convenient off-street parking, along with a well-proportioned internal layout suited to modern living.

Combining space, practicality, and a sought-after coastal location close to local amenities, this property represents a great opportunity to acquire a comfortable home in a well-established residential area.

Accommodation

GROUND FLOOR

- * Hallway
- * Living room
- * Dining kitchen with integrated appliances and patio doors to the rear garden
- * Family bathroom with over-bath shower

FIRST FLOOR

- * Upper landing
- * Three well proportioned double bedrooms

ADDITIONAL INFORMATION

- * Double glazing
- * Private enclosed garden grounds to the front side and rear
- * Garden shed
- * Driveway providing ample parking

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Approximate Gross Internal Area = 93.5 sq m / 1006 sq ft

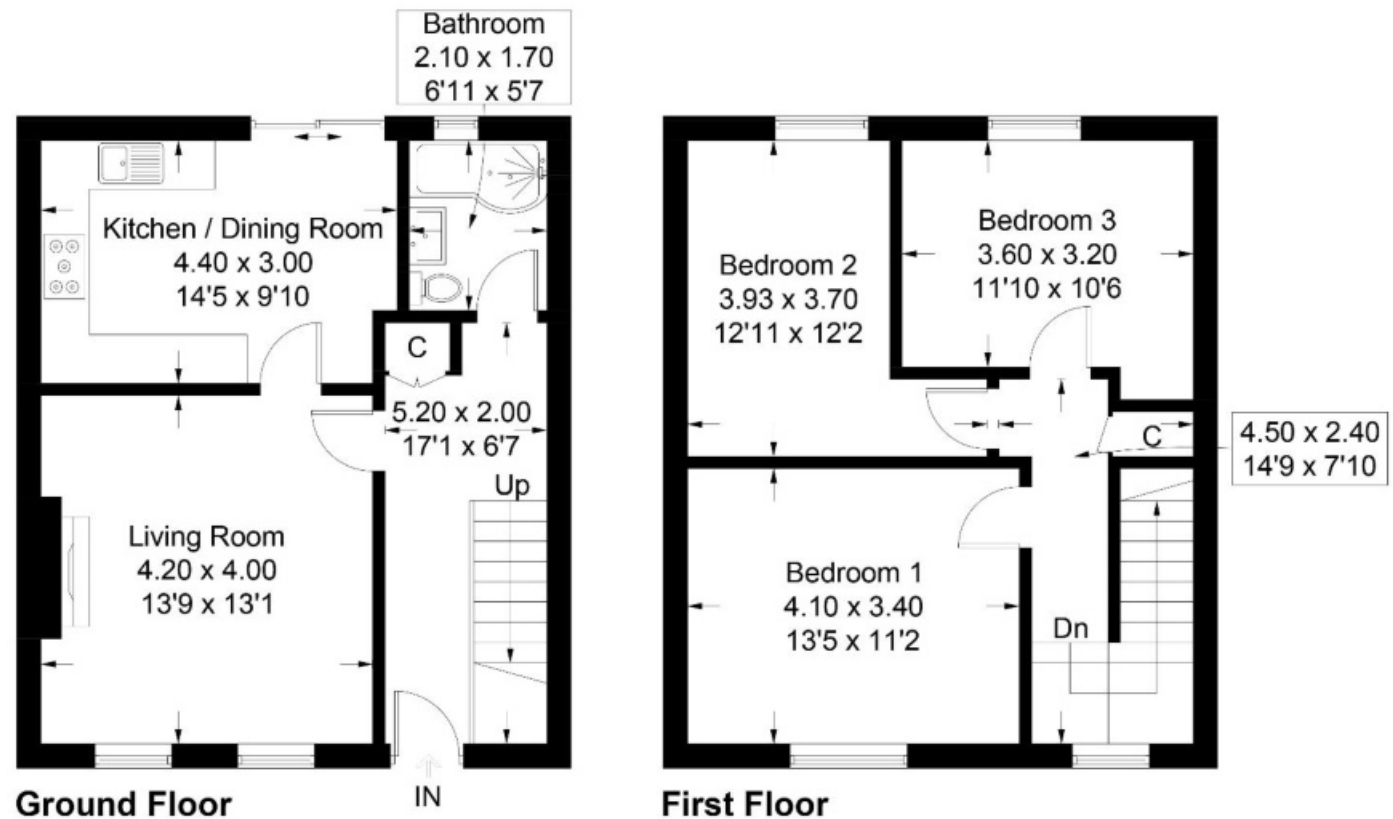


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1290807)

Situation

Port Seton is a charming coastal town in East Lothian, offering a peaceful seaside lifestyle within easy commuting distance of Edinburgh. Known for its friendly community and picturesque harbour, the area provides a great mix of local amenities including shops, cafés, and leisure facilities. Families are well served by Cockenzie Primary School and nearby Preston Lodge High School in Prestonpans, both of which have good reputations. Residents enjoy scenic coastal walks, clean beaches, and access to excellent transport links, making Port Seton an attractive place to live for those seeking a balance of village charm and modern convenience.

Fixtures and Fittings

All fitted floor coverings, blinds, integrated appliances, wardrobe in bedroom, TV in living room, garden shed are included. No warranty will be provided in respect of the white goods.

Services

Mains gas, electricity, water and drainage.

EPC

Band D

Council Tax

Band 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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