

Tranent
Call 01875 611211

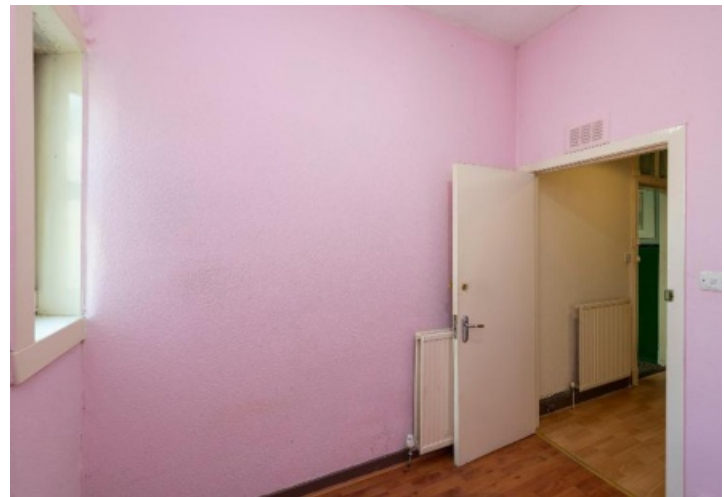
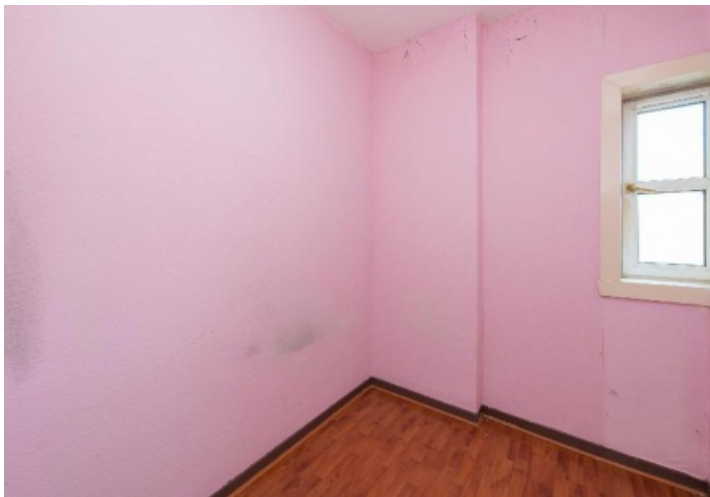
Offers Around £125,000

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12 Seton Place, Port Seton, EH32 0DT



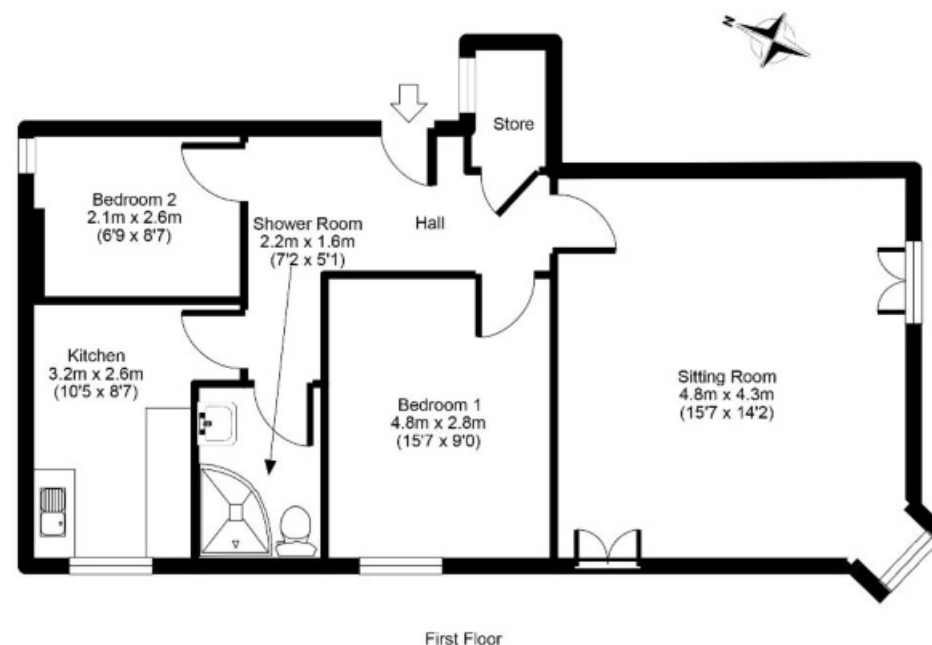
Rarely available, charming 2-bedroom main door flat set in a lovely location within the ever-popular coastal town of Port Seton, close to many local amenities and bus stops, and right across the road from Port Seton harbour, with amazing views from the harbour of the Firth of Forth, the Bridges as well as views over to Fife. This property would make an ideal purchase for a first-time buyer, a 'buy to let' opportunity, or for someone looking for a coastal weekend retreat. The accommodation comprises: entered to the rear of the building by an external staircase, bright entrance hall with large walk-in storage cupboard (with boiler), light and airy bay windowed triple aspect sitting room with views and storage cupboards, fitted kitchen with harbour views, 2 bedrooms and shower room/WC. The property benefits from gas central heating and double glazing and included in the purchase price are all fitted floor coverings, curtains and light fittings. There is additional attic storage available accessed via the hatch in the hall. Viewing of this property are highly recommended!

Accommodation

- * Enter via the side gate to the building
- * External stairs leading to the property
- * Dual aspect sitting room
- * Fitted kitchen with harbour views
- * Two bedrooms
- * Shower room/WC

Additional information

- * Gas central heating & double glazing
- * Large walk-in cupboard with boiler
- * Across the road from the picturesque harbour
- * Ample on-street parking



12 SETON PLACE PORT SETON EH32 0DT

All measurements and fixtures including doors and windows are approximate and should be independently verified. Copyright © 2025 PreviewMyHome.co.uk

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 and curtains are included in the sale.

Services

Mains gas, electricity, water and drainage.

EPC

D

Council Tax

East Lothian Council Tax Band B

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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Tranent, Tel 01875 611211

Full members of:



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.