

OFFERS OVER £265,000

39 Sycamore Avenue
Port Seton, EH32 0UA

drummondmiller
Solicitors & Estate Agents



- Immaculate semi detached villa on a popular sought after modern estate
- Hall, livingroom
- Modern fitted kitchen/diningroom
- Three bedrooms, two with fitted wardrobes
- Fully tiled family bathroom
- Gas central heating, double glazing
- Large driveway, large well maintained gardens
- EPC Band C, Council tax band E

Description

Situated on a modern sought after estate, this is a generous (78m sq) semi detached villa, offering flexible family accommodation. The property is in true "move in" condition and benefits from gas central heating and double glazing throughout. The well proportioned accommodation comprises, on the ground floor an entrance hall, livingroom with understair storage cupboard, modern fitted kitchen/diningroom with appliances included and patio doors to the rear garden. Upstairs there are two double bedrooms, both with built in storage, a single bedroom and a modern, fully tiled bathroom with three piece white suite including an electric shower over the bath.





Location

Port Seton enjoys a coastal setting on the southern shores of the Firth of Forth with attractive working harbour. It is a quiet yet convenient setting only 5 miles from the centre of Musselburgh and is within easy reach of Edinburgh City Centre. Port Seton has historic interests and has proved a popular choice with discerning purchasers of all age groups. There are social and recreational amenities including a community centre and shopping facilities as well as being close to Cockenzie primary school. Regular bus services operate and fast main roads lead to all surrounding areas via the A1 and Edinburgh City Bypass, which connects quickly and easily motorway networks. At neighbouring Prestonpans there is a rail station offering a regular service to Edinburgh Waverley.

Gardens and parking

To the front of the property is a large driveway allowing parking for a number of cars, whilst to the rear is a large, well maintained, fully enclosed garden which has a paved patio, lawn large pebbled area and wooden shed.

Extras

The fitted floor coverings, blinds, integrated gas hob, oven, chimney style cooker hood, automatic washer/dryer and wooden shed are included within the sale price.

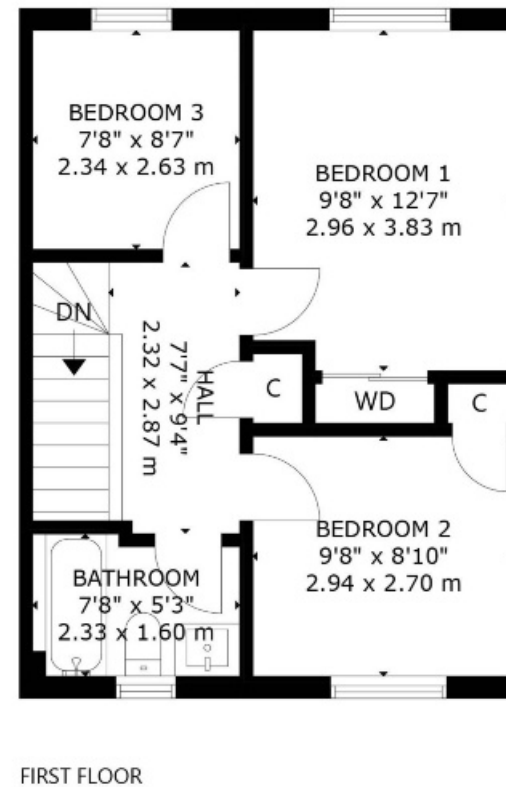
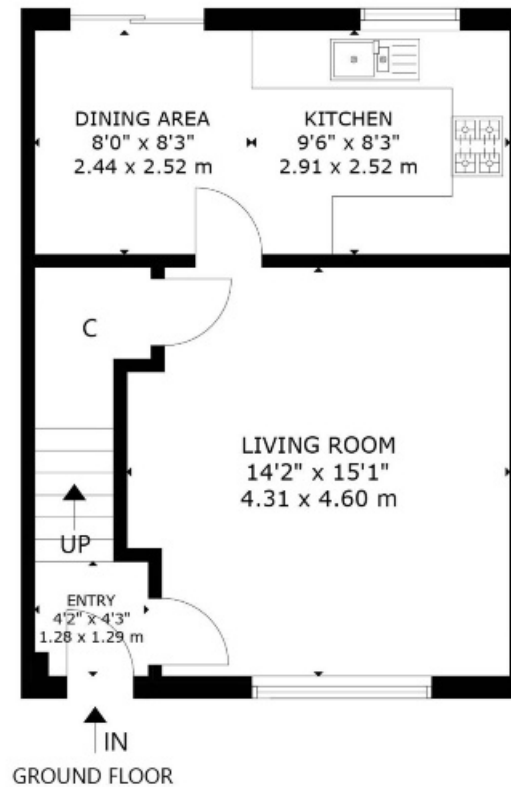
Home Report

The property is valued at £270,000 and the Home Report is available via the ESPC listing.

Viewing

By appointment telephone Agents on 0131 665 3131.





39 SYCAMORE AVENUE, PORT SETON, EH32 0UA
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 843 SQ FT / 78 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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