



16 THE PROMENADE

Port Seton, East Lothian, EH32 0DF



1

Public Room



2

Bedrooms



1

Bathroom



16 THE PROMENADE

Quietly positioned within a seafront development in the charming coastal town of Port Seton, this stylish first-floor flat lies within easy reach of Edinburgh via day and night bus services. The bright, exceptionally well-presented home features two bedrooms with fitted wardrobes, a contemporary shower room with built-in storage, and a living and dining room connected to a sleek kitchen, with both spaces enjoying sea views. Ample unallocated residents' parking is provided. The promenade is well positioned to enjoy beautiful coastal and country walks all on your doorstep.





EPC
RATING



COUNCIL
TAX BAND

VIEWING

By appointment only
with Gilson Gray on
0131 516 5366

Features

- Peaceful seafront development in Port Seton
- Bright and stylish first-floor flat
- Communal stairs with secure entry
- Entrance hall with excellent storage
- Living and dining room with sea views and kitchen connection
- Contemporary kitchen with sea views
- Two bedrooms with fitted wardrobes
- Modern shower room with walk-in cubicle and storage
- Ample unallocated parking
- Shops and coastal walks on the doorstep











Extras: All fitted floor and window coverings, light fittings and appliances are included. Please note that no warranties or guarantees shall be provided in relation to any of the services, moveables, and/or appliances included in the price, as these items are to be left in a sold-as-seen condition.

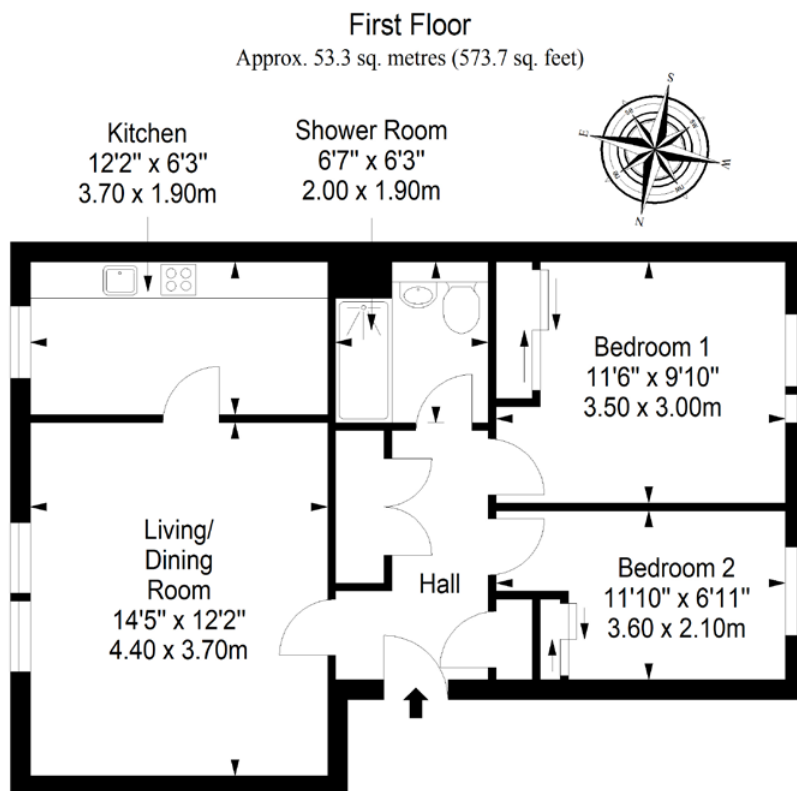
Factor: The factor is managed by Ross & Lidell at an approximate quarterly cost of £107.00



PORT SETON, EAST LoTHIAN

Situated on the breath-taking East Lothian coast is Port Seton, a beautiful and historic harbour town with lovely shore walks, open parks and countryside on the doorstep. The promenade is perfectly positioned for beautiful coastal and country walks, with the John Muir Way on the doorstep. The popular Seaglass restaurant is nearby, while a walk along the beach leads to Longniddry Bents, where you can enjoy Alanda's famous fish and chips. With Prestonpans train station close-by, people living here can easily enjoy both the countryside and all the amenities that nearby Edinburgh has to offer. Regular bus services also travel from here to Edinburgh and beyond. The area offers some local amenities, with a larger selection available in neighbouring Prestonpans, while Port Seton also benefits from a thriving community centre with football and basketball facilities,

as well as a variety of activities for children and adults. For more extensive shopping, nearby Fort Kinnaird Retail Park has a wealth of High Street stores, a multiplex cinema, family-friendly restaurants, and a 24-hour gym. The town has a primary school and the comprehensive Preston Lodge High School is within easy reach. The surrounding area offers excellent opportunities for fitness and outdoor pursuits, including The Mercat Gait Centre with its excellent leisure and gym facilities, Longniddry Golf Club within walking distance, Royal Musselburgh Golf Course, and over 20 golf courses along East Lothian's renowned Golf Coast. Preston Athletic Football Club, Preston Lodge Rugby Club, Preston Village Cricket Club, Preston Lodge Ladies Hockey Club, and the East Lothian Indoor Bowling Club ensure sport for all the family is well catered for.



Total area: approx. 53.3 sq. metres (573.7 sq. feet)



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