

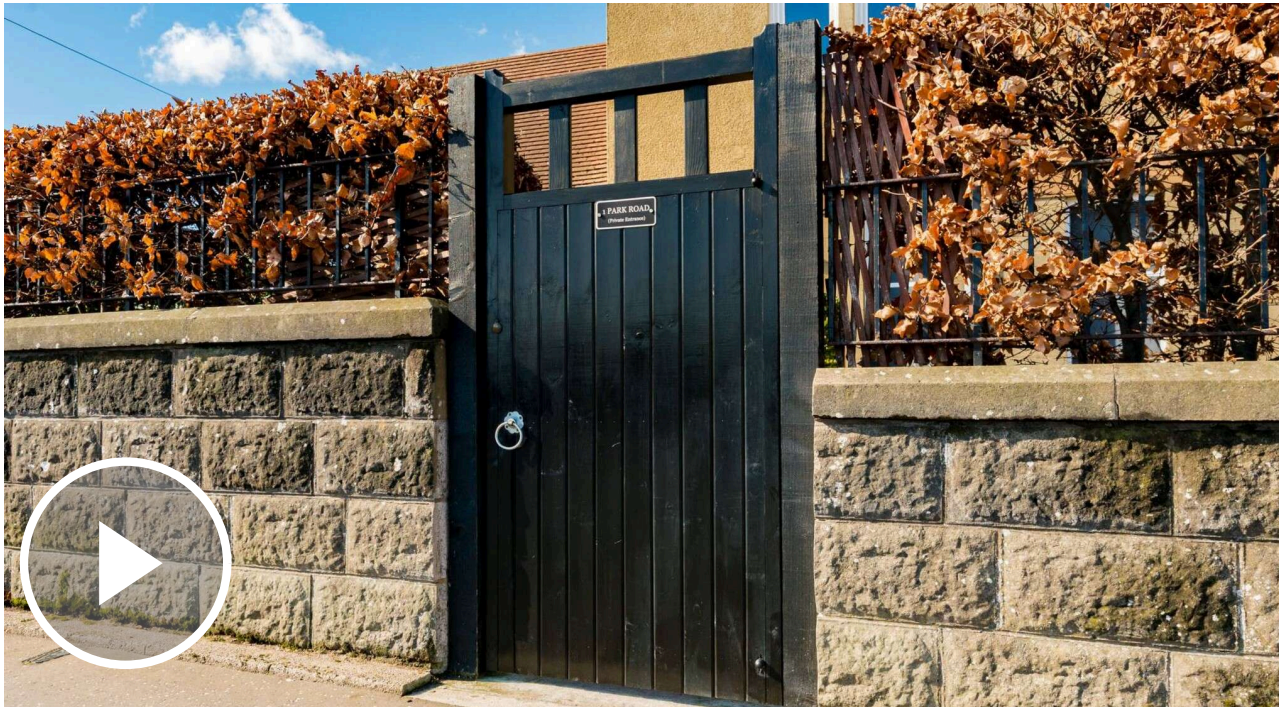


1 Park Road

PORT SETON, EH32 0AW

Property
PARIS STEELE

01620 497497 | parissteele.com



PROPERTY DESCRIPTION

Perfect for a variety of buyers, including first time young families or as a holiday let investment, this spacious, light-filled, 3 double-bedroom flat, with its own lovely garden, is unique. Generously sized, both inside and out, with amazing views, it's a surprising oasis of peace and privacy, just a stone's throw from pretty Port Seton harbour, in the heart of the village. Enter the well-kept garden by a private gate and you immediately leave the busy world behind.

Through the front door, a bright stairwell leads into what feels more like a large, detached bungalow, occupying the entire upstairs space above the detached village pharmacy.

At the top of the stairs, a big landing/hallway is flooded with light, courtesy of a roof lantern. The impressive sitting room is bathed in natural light, creating a bright and welcoming atmosphere. Featuring QuickStep laminate flooring, a soft blue décor, and a charming fireplace, it offers an inviting space in which to relax.

Adjacent to the sitting room, the flexible accommodation continues with an attractive dining room, which could equally serve as a bedroom or cosy family room depending on individual requirements.





The sleek contemporary kitchen enjoys a west-facing aspect and is fitted with white wall and floor units, illuminated worktops, and an aqua-coloured metro tiled splashback. Integrated appliances include a hob, oven, and extractor hood, while there is also space for casual dining.

Both east-facing double bedrooms are light and airy, with the principal bedroom further benefitting from built-in wardrobes. Completing the internal accommodation is a stylish bathroom, fitted with a bath, separate shower enclosure, washbasin, towel radiator, and WC.

Every room off that landing is generous in size, with high ceilings. Long views stretch out in one direction across the Firth of Forth to Fife and, over the rooftops, in another direction, to Hopetoun Monument.

Externally, the well-kept garden is predominantly laid to lawn and enjoys a high degree of privacy, bordered by established hedging. There is ample on-street parking.

The flat is presented in excellent condition, inside and out, having had a new roof installed in summer 2024 and the outer walls freshly repaired and painted this year.

Please note - The pharmacy staff have access to their own staff entrance, from the adjacent driveway, via the side gate behind the trellis fencing, leaving the rest of the garden entirely private to this property.

FIXTURES & FITTINGS

All fitted floor coverings, integrated oven, hob and extractor fan, washing machine and fridge-freezer will be included in the sale. Other furnishings may be available by separate negotiation.





PROPERTY FEATURES

- Three-bedroom main door upper villa
- Bright and spacious sitting room
- Versatile dining room
- Sleek modern kitchen
- Two east-facing double bedrooms
- Third bedroom (currently a dining room)
- Contemporary bathroom
- Enclosed private garden with lawn
- On-street parking
- Double glazing
- Gas central heating
- EPC - D
- Council tax band - D
- Tenure - Freehold

PORT SETON

Situated on the picturesque Firth of Forth, 13 miles east of Edinburgh, Port Seton is a small fishing village with a welcoming and friendly community. Together with neighbouring Cockenzie it boasts an array of amenities perfect for daily shopping needs including a Co-op, chemist, and post office.

Residents can find more extensive shopping in nearby Prestonpans as well as at Fort Kinnaird Retail Park which houses well-known eateries such as Pizza Express; high street shops like TK Maxx, Boots, and Primark; and an Odeon multiplex cinema.

For leisure pursuits, Prestonpan's Mercat Gait Sports Centre has a 25m swimming pool and gym. There is easy access to East Lothian's picturesque beaches including Seton Sands and those at Gullane and North Berwick, as well as renowned golf courses at the latter two locations and beyond. The region also offers fantastic opportunities for walks, cycles, and horseriding.

There is a local primary school and the property is within the catchment area for Preston Lodge High School. Additionally, private schooling is available at Loretto in Musselburgh with further choices available in Edinburgh. Commuters will benefit from the convenience of the train station at Prestonpans complete with parking, offering swift links into Edinburgh. For those driving in, Edinburgh's City Centre is approximately a 40-minute journey via the A1.





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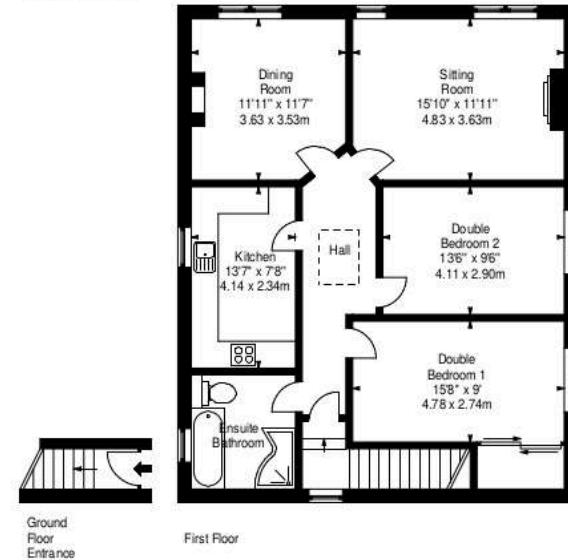
Please Note:

1. While the foregoing particulars are believed to be correct, no warranty is given as to their accuracy, and it will be for the intending purchasers to satisfy themselves on these matters prior to the conclusion of missives. All sizes are approximate.
2. The Home Report and more information for this property is available from www.parissteele.com
3. Interested parties are advised to have their interest noted with the Selling Agents so that they may be advised of any closing date. The seller will not be bound to accept the highest or any offer submitted at a closing date. Please submit offers by email to property@parissteele.com or by post to: Paris Steele, 35 Westgate, North Berwick, EH39 4AG.
4. From 1st February 2022, residential properties in Scotland are required by law to have a system of interlinked smoke alarms, carbon dioxide detectors and heat detectors installed. No warranty is given by the Seller on compliance with this legislation and the Seller does not warrant the condition of any systems or appliances of a working nature included in the price.

**Park Road,
Port Seton,
Prestonpans,
East Lothian, EH32 0AW**



Approx. Gross Internal Area
995 Sq Ft - 92.44 Sq M
For identification only. Not to scale.
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