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Offers Over

£210,000

29 South Seton Park

Port Seton | East Lothian | EH32 OBE

Superb opportunity to acquire this lovely three-bedroom terraced villa, quietly positioned within the popular coastal town of Port Seton. Offering private gardens, off-street parking, and well-presented accommodation throughout, the property is ready for its new owners and makes an ideal purchase for first-time buyers, young couples, and growing families.

-  3 bedrooms
-  1 public room
-  1 bathroom
-  Private gardens
-  Driveway
-  EPC Band - C
-  Council Tax Band - C



Description

The accommodation begins with a welcoming entrance hallway. The bright and airy front-facing lounge provides a comfortable space to relax and benefits from an electric fireplace, with useful built-in cupboards either side providing additional storage. The newly fitted kitchen is smartly finished and includes a range of freestanding white goods. Partial wall tiling to the splash areas provides a practical finish for easy upkeep. Completing the ground floor is the modern bathroom, fully panelled and fitted with a shower over the bath and heated towel rail. The first-floor landing provides access to the partially floored attic via a Ramsay ladder, offering useful additional storage. The principal bedroom is a large double enjoying a front-facing aspect and benefits from wall-to-wall fitted wardrobes whilst bedroom two is another comfortable double with a peaceful rear-facing aspect and useful single cupboard. Both double bedrooms offer plenty of space for freestanding furniture and flexible layouts. Bedroom three is a generous single room with a rear-facing outlook and useful storage cupboard. The versatile space would work well as a nursery, dressing room, or home study.

Further benefits include gas central heating and double glazing.



Gardens & Parking

Externally, the property benefits from a low-maintenance front garden with a chipped-stone driveway providing off-street parking. The private rear garden features a patio, lawn, and useful shed, providing a pleasant outdoor space to enjoy during the warmer months.

Extras

Selected fixtures and fittings, including; freestanding cooker, fridge-freezer, washing machine, and dishwasher, light fittings and fitted floor coverings. Other items may be available per separate negotiation.

Viewing

By appointment through Neilsons 0131 625 2222.





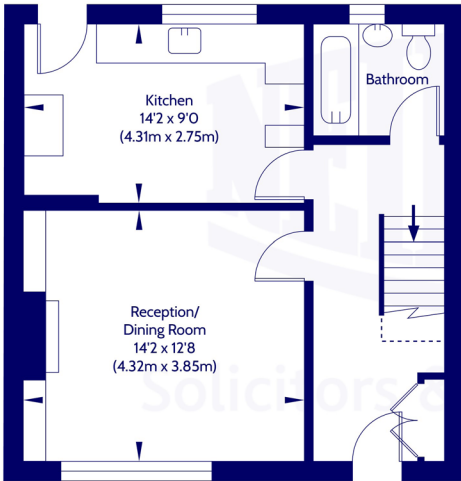
Location

South Seton Park is situated in the popular East Lothian town of Port Seton, a small seaside resort with a harbour and shingle beach. The property is conveniently placed for access to good local day-to-day amenities and facilities with excellent bus services providing direct access into Edinburgh and surrounding areas. The A1 is only a short drive away linking the North and South, providing an ideal base for the commuter. There is also a train service at the neighbouring Prestonpans linking Edinburgh's Waverley Station. For leisure and recreational facilities, there is a community centre including library and cafe with several golf courses close by and the popular racecourse in Musselburgh.

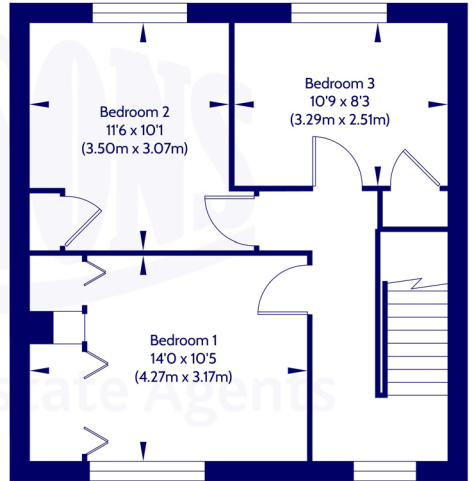




Approx. Gross Internal Floor Area 86 Sq M / 935 Sq Ft.



Ground Floor



1st Floor

Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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