

**Tranent**  
Call 01875 611211

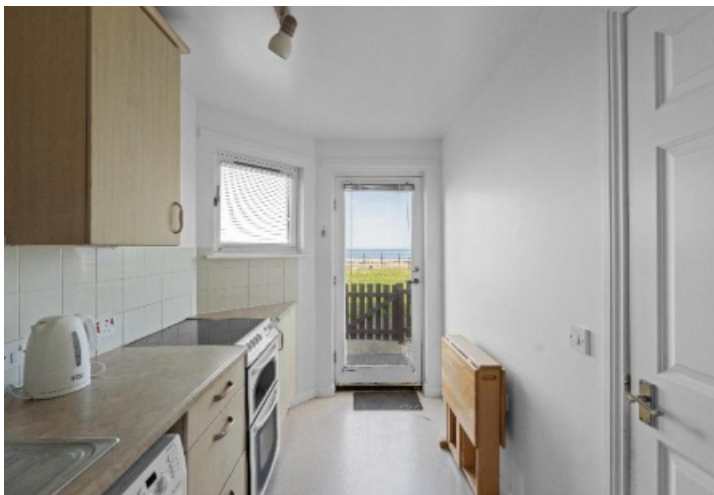
**155000**

**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

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**1 The Promenade, Port Seton, EH32 0DF**



Rarely available, well presented, fabulous two bedroom ground floor flat with private garden overlooking the sea and promenade, set in the sought after East Lothian fishing village of Port Seton, close to local amenities and bus stops. The property offers well proportioned accommodation with a generous sea facing sitting room, a fitted kitchen with free standing appliances and door leading to the small, enclosed private garden overlooking the Forth, two bright bedrooms, both with fitted wardrobes, and a fully tiled shower room/WC. There is private residents' parking within the development.

## Accommodation

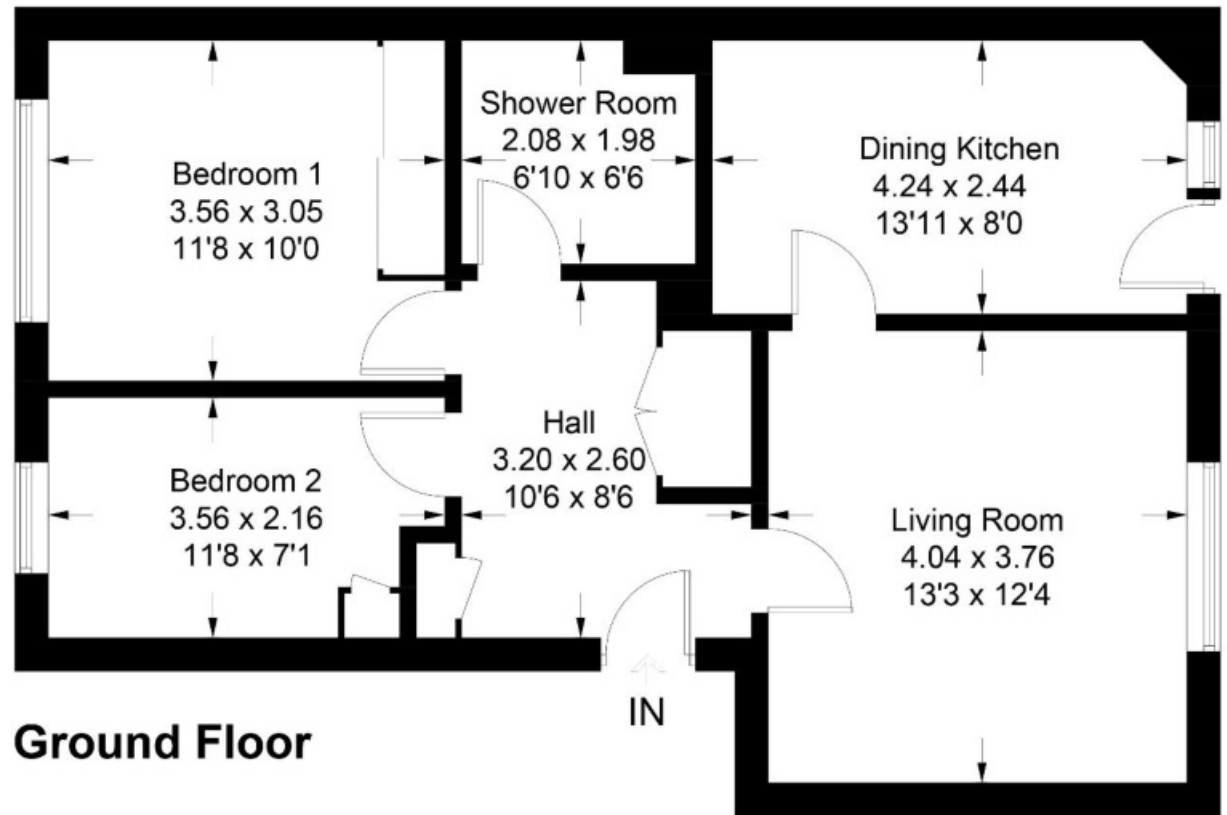
- \* Entrance via secure entry phone system to the common stairway leads to the front door of the property
- \* Entrance hall
- \* Generous sitting room with views over the Forth
- \* Fitted kitchen with door to the private enclosed garden with sea views
- \* Two bright bedrooms, both with fitted wardrobes
- \* Fully tiled shower room/WC

## ADDITIONAL INFORMATION

- \* Electric Storage Heating
- \* Double Glazing
- \* Private enclosed garden to the front with sea views
- \* Residents' parking within the development
- \* Fridge/freezer, washing machine and cooker may be available by separate negotiation (without warranty)

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Approximate Gross Internal Area = 59.7 sq m / 643 sq ft



## Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1300466)

### 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, blinds and curtains are included in the sale. The free standing fridge/freezer, cooker and washing machine may be available by separate negotiation although are without warranty.

### Services

Electricity, water and drainage.

### EPC

D

### Council Tax

East Lothian Council Tax Band C

### 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  
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Monday to Friday: 9.00am to 5.00pm



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Annan, Tel 01461 202 866/867  
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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.