

OFFERS OVER £175,000

7a Viewforth

Port Seton, EH32 ODR

drummondmiller
Solicitors & Estate Agents



- Detached bungalow in secluded location
- Now requiring some modernisation
- Hall, livingroom, modern fitted kitchen, conservatory
- Double bedroom
- Modern shower room
- Gas central heating, double glazing
- Generous private garden. Unrestricted on street parking
- EPC Band E, Council tax band C

Description

Situated in a secluded location within a conservation area, accessed via a path leading from Viewforth which overlooks Port Seton harbour, this is a rarely available detached bungalow (45m sq). The property now requires some modernisation and upgrading but benefits from gas central heating and double glazing throughout. The well proportioned accommodation comprises, conservatory, hall, livingroom, modern fitted kitchen with appliances included, double bedroom and a modern, fully panelled shower room with two piece white suite and walk in shower.





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, well maintained, fully enclosed garden which has a paved patio, lawn and two wooden sheds. There is ample unrestricted on street parking available to the front of the property.

Extras

The fitted floor coverings, blinds, fridge/freezer, automatic washer/dryer and two wooden sheds are included within the sale price.

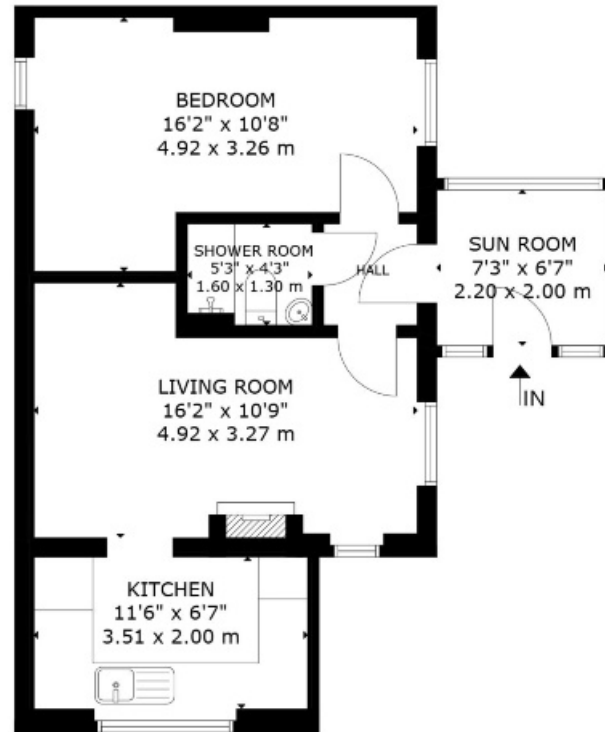
Home Report

The property is valued at £180,000 and the Home Report is available via the ESPC listing.

Viewing

By appointment telephone Agents on 0131 665 3131.





GROUND FLOOR

7A VIEWFORTH, PORT SETON, EH32 0DR
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 492 SQ FT / 46 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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