

Tranent

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Offers Over £210,000

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28 North Seton Park, Port Seton, EH32 0AH



Beautifully presented and recently upgraded two bedroom terraced villa with driveway, set within a well established residential area in the sought after coastal town of Port Seton close to local amenities, transport links as well as nursery and primary school. The property is in excellent decorative order throughout, offering well-proportioned accommodation, a charming garden to the rear with patio area, ideally suited to a young family or first time buyer.

Accommodation

GROUND FLOOR

- * Entrance Hall
- * Fabulous bright sitting room
- * Modern fitted kitchen/breakfast room with door to the rear garden

FIRST FLOOR

- * Landing with hatch to attic space
- * Two spacious double bedrooms
- * Recently installed bathroom/WC with shower over the bath

ADDITIONAL INFORMATION

- * Gas Central Heating
- * Double Glazing
- * Private enclosed garden to the rear
- * Two paved patio areas
- * Mono bloc driveway to the front

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Approximate Gross Internal Area = 81.06 sq m / 872 sq ft

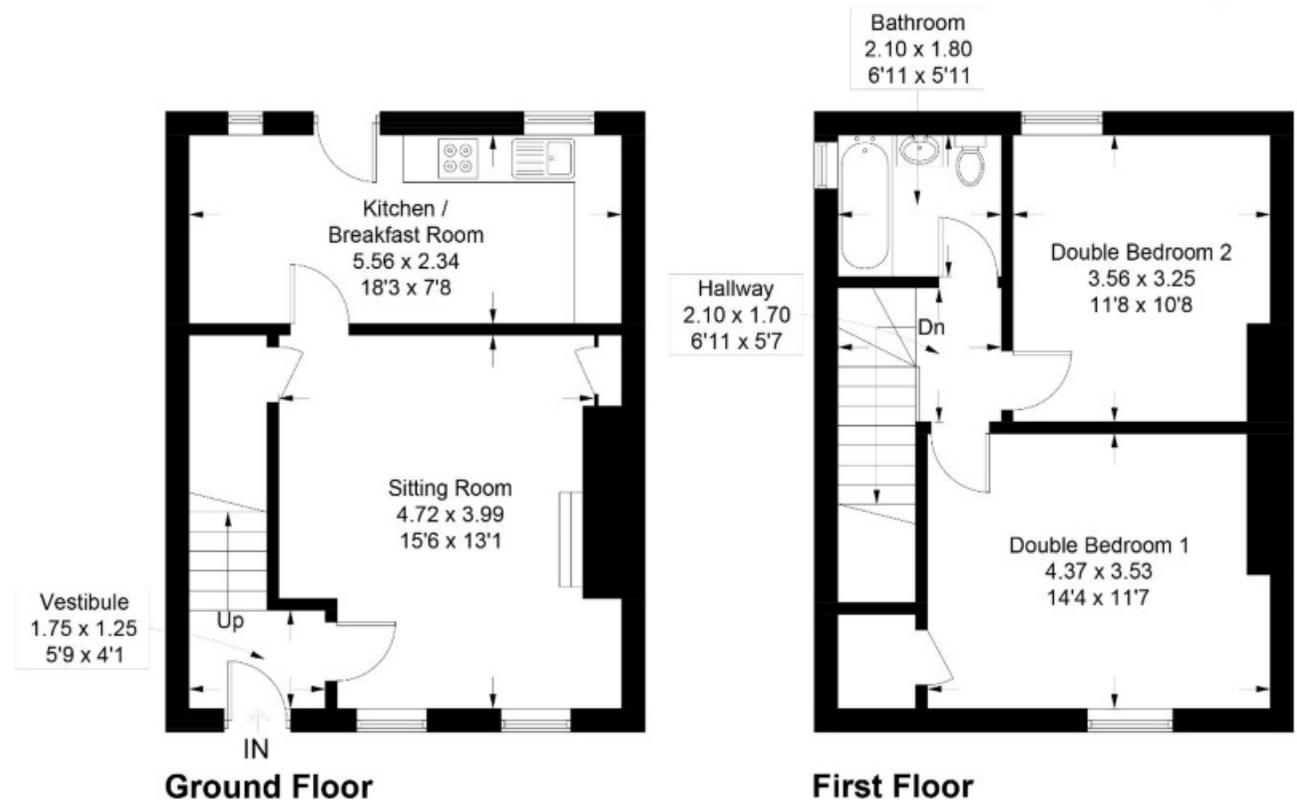


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1283453)

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 integrated hob and oven are included in the sale as well as the wardrobe in bedroom 2.

Services

Mains gas, electricity, water and drainage.

EPC

Band C

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
Phone: 01875 611211
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Opening Hours:
Monday to Friday: 9.00am to 5.00pm



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