

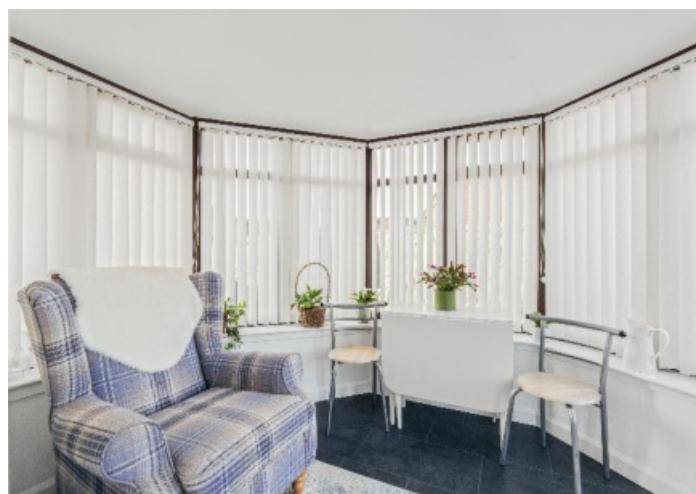
Tranent  
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Offers Over £275,000

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**34 Seton View, Port Seton, Prestonpans, EH32 0TX**



Beautifully presented semi-detached villa located within a well-established residential area in the coastal town of Port Seton. Built around 1991, the property is presented in excellent decorative order throughout and offers comfortable, well-proportioned accommodation extending to approximately 84m<sup>2</sup>, excluding the conservatory.

Externally, the property benefits from private garden grounds to the front, side, and rear, providing pleasant outdoor space for relaxation and entertaining.

To the front, there is a driveway and parking area finished in attractive monoblock paving, offering convenient off-street parking. The surrounding area is made up of similar modern residential properties and enjoys a peaceful setting close to local amenities, nursery and primary schools, and public transport links.

## Accommodation

### GROUND FLOOR

- \* Hallway
- \* Dual aspect Living / dining room with patio doors to the rear
- \* Stylish Kitchen with some integrated appliances
- \* Charming Conservatory off the kitchen

### FIRST FLOOR

- \* Upper landing
- \* Three spacious bedrooms (master with fitted wardrobes)
- \* Shower room

### ADDITIONAL INFORMATION

- \* Gas central heating
- \* Double glazing
- \* Private enclosed garden ground
- \* The property features a front garden, while the side and rear areas offer a private space that includes a patio and a timber shed
- \* Driveway providing ample parking
- \* £65.00 annual factor paid to Links View Owners Association

## 34 Seton View, Port Seton, Prestonpans, EH32 0TX

Approximate Gross Internal Area = 87.2 sq m / 939 sq ft

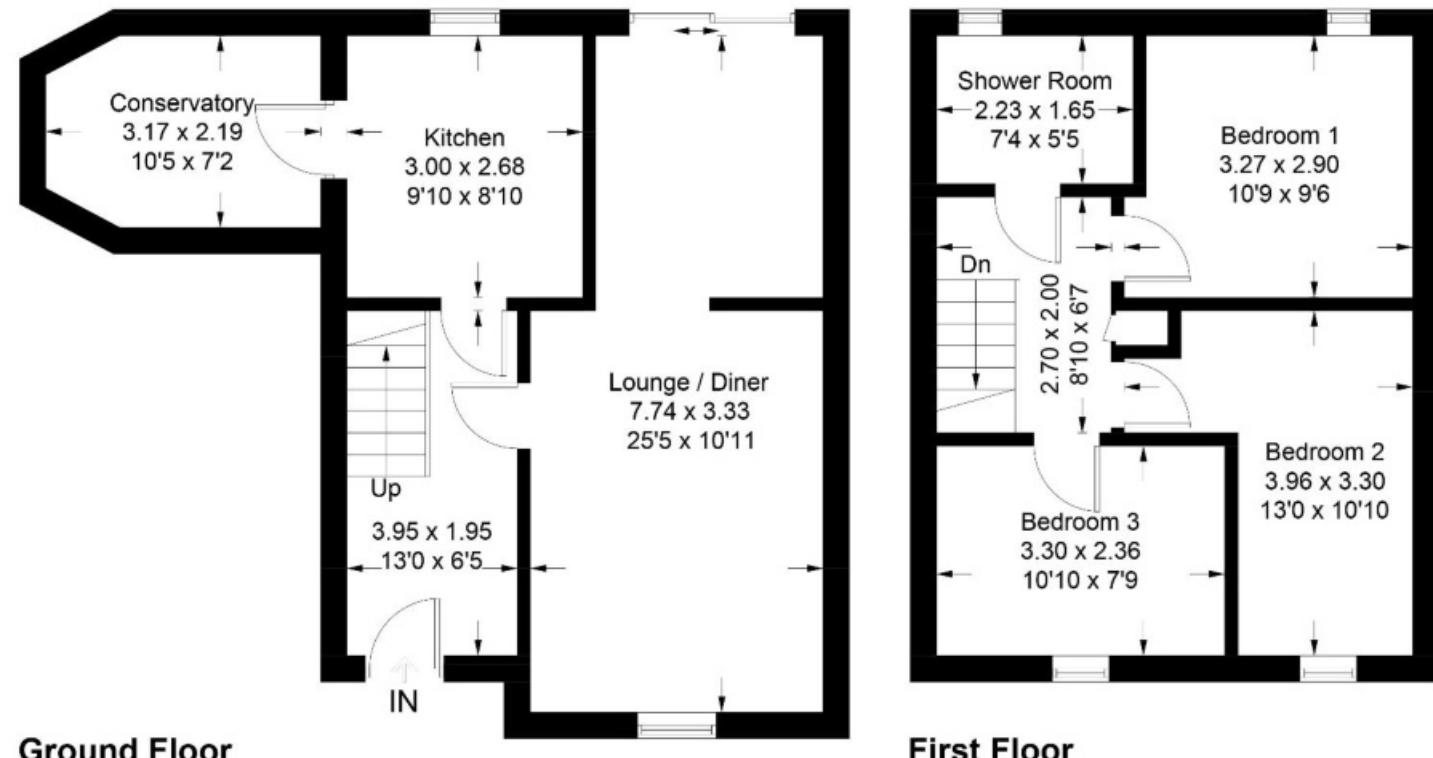


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1255926)

### 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, blinds and integrated appliances are included. No warranty will be provided in respect of the white goods.

### Services

Mains gas, electricity, water and drainage.

### EPC

Band C

### Council Tax

Band E

### 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

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