

27 The Promenade

PORT SETON, PRESTONPANS, EH32 0DF



*BRIGHT AND MODERN FIRST FLOOR FLAT
MOMENTS FROM THE WATERFRONT*



0131 524 9797



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk





McEwan Fraser Legal is delighted to present this well-presented two-bedroom first-floor flat enjoys an enviable position on the Promenade in Port Seton and offers modern, comfortable living in a highly desirable coastal setting. Finished to a contemporary standard throughout, the property is ideal for a range of buyers, including first-time purchasers, professionals or investors.

The accommodation is bright and well-proportioned, with a welcoming living space that enjoys a pleasant outlook and a modern fitted kitchen designed for everyday practicality. Both bedrooms are generously sized and presented in excellent order, while the bathroom is finished to a clean, modern specification. The property benefits from electric heating, providing efficient and low-maintenance comfort.

Located just moments from the seafront, local amenities and excellent transport links, this attractive flat offers an excellent opportunity to enjoy coastal living with modern convenience. Early viewing is recommended to appreciate the quality and location on offer.







Bedroom 1

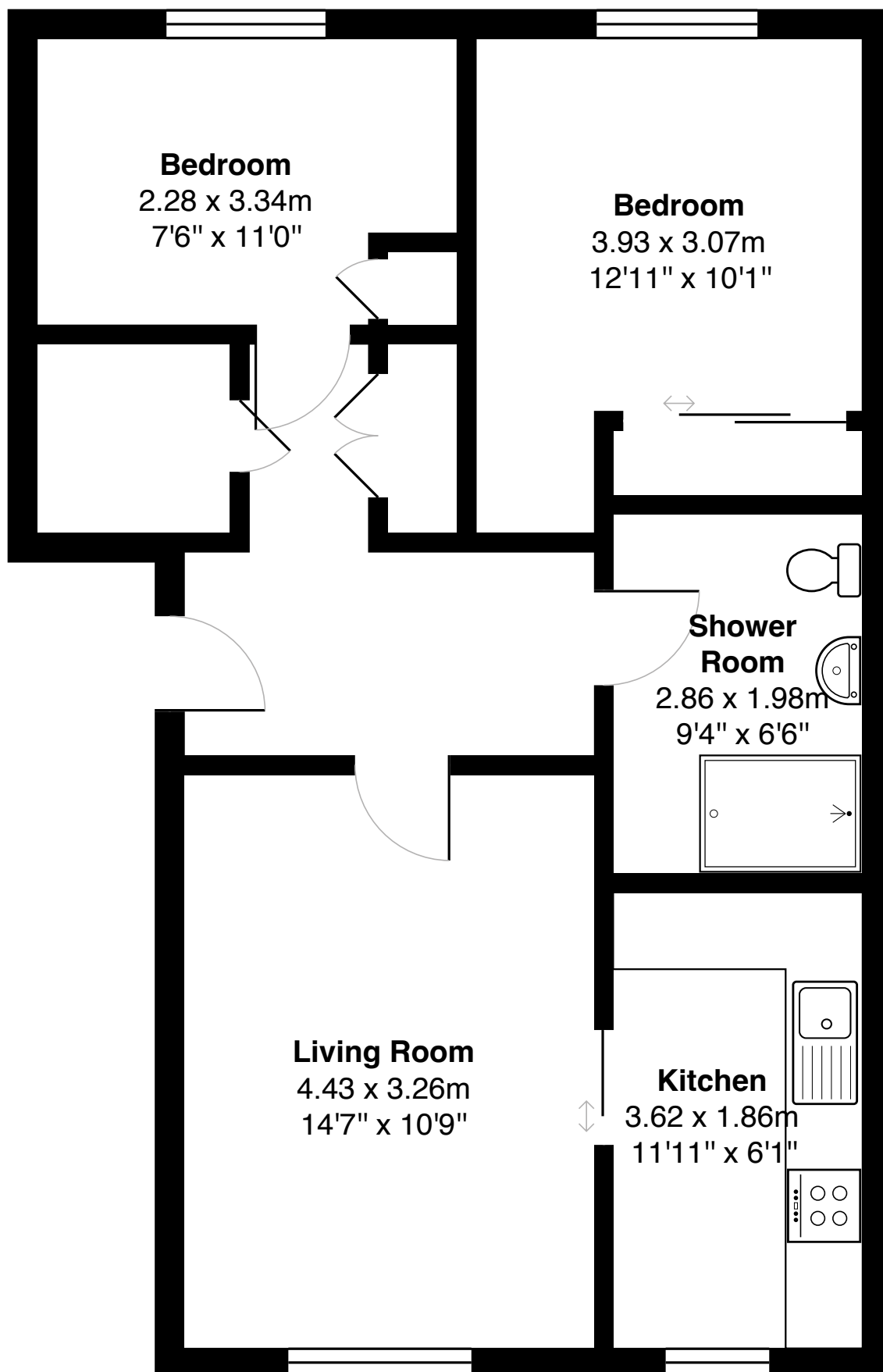




Bedroom 2







Gross internal floor area (m²): 56m²

EPC Rating: C

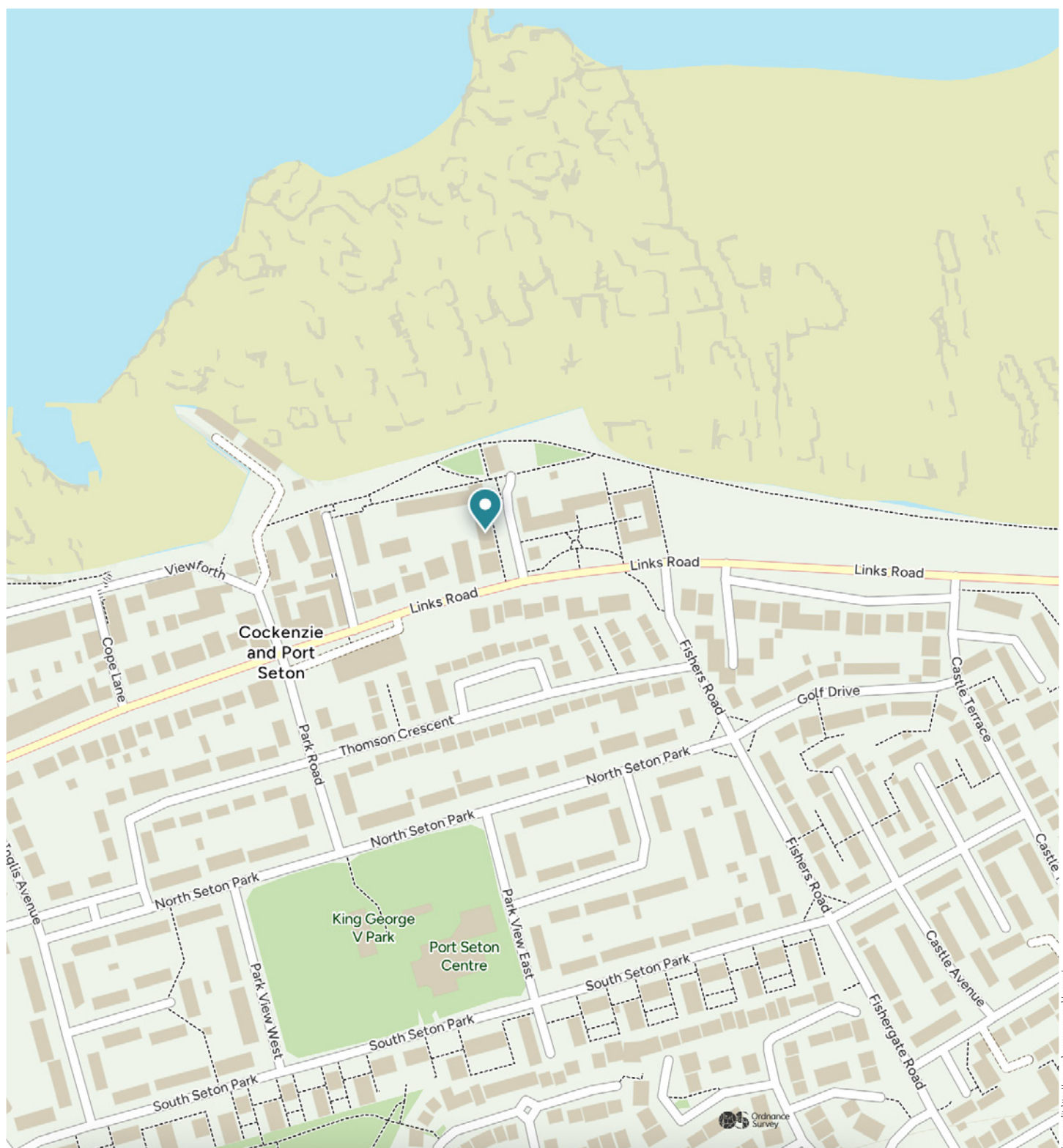




Port Seton is a small town situated in the county of East Lothian on the banks of the River Forth. Located approximately ten miles from Edinburgh, this is an ideal area for anybody working in the city and is within easy commuting distance via the Musselburgh bypass. The journey into Edinburgh will take approximately twenty minutes by car and there is of course, an excellent bus service every thirty minutes.

There is also a good train service direct to the Waverley Station from Prestonpans, a journey which will take about twelve minutes. Port Seton offers a wide range of shops and facilities, including a supermarket which will provide every possible daily requirement, as well as banking facilities and a health centre.

In addition there are local primary and nursery schools in Cockenzie and the secondary school is Preston Lodge High. This is a beautiful area featuring two harbours, several golf courses nearby, an indoor sports centre and the popular race course at Musselburgh. There are lovely walks along the beaches and there is a swimming pool at nearby Tranent.



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

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THE SUNDAY TIMES
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Text and description
JAMIE MCINTOSH
Surveyor



Professional photography
MARK BRYCE
Photographer



Layout graphics and design
ALAN SUTHERLAND
Designer

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