



3 Castle Road
PORT SETON | PRESTONPANS | EH32 0EH





3 Castle Road, Port Seton

PORT SETON | PRESTONPANS | EH32 0EH

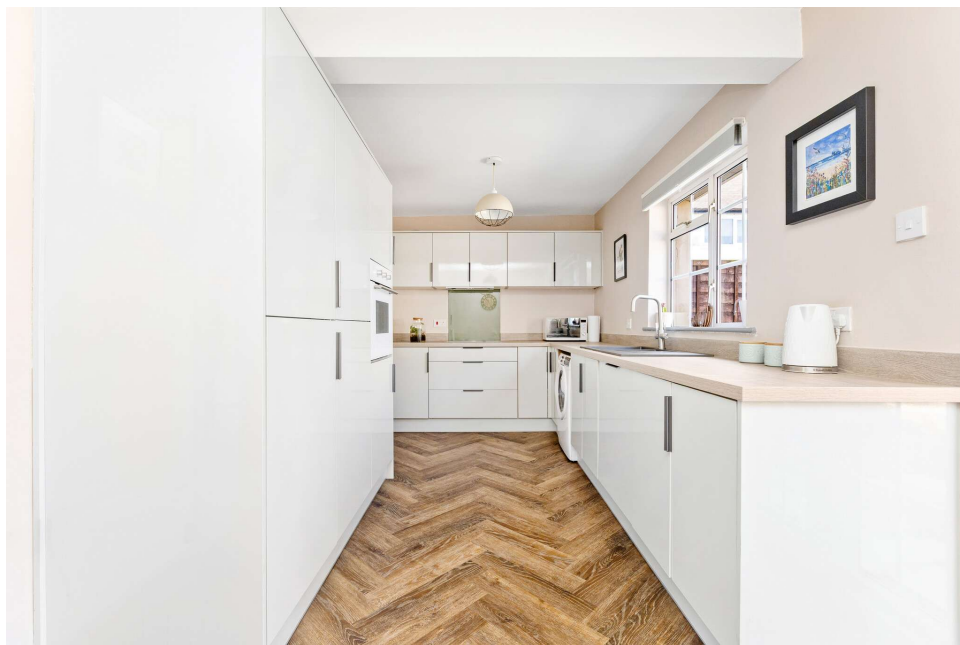
Warners are proud to present this beautifully modernised three-bedroom semi-detached family home, offering the perfect blend of contemporary style and comfort, situated on a quiet road within minutes' walk of the beach.

The spacious living area is flooded with natural light from both the front and side of the property, creating a bright and welcoming space with a dining area and patio doors. It's versatile, with two access points, allowing for a variety of furniture arrangements. The fully fitted breakfasting kitchen gives access to the rear garden and currently comprises a breakfast bar, induction hob, oven, fan, washing machine, and dishwasher.

Upstairs can be accessed by two separate staircases on either side of the house and comprises three well-proportioned bedrooms with built in storage and the master with dual aspect and an en-suite shower room with a heated towel rail. Completing the accommodation is the bathroom with shower over the bath and a heated towel rail. Externally, the property offers front, side and rear landscaped gardens and a double driveway.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.





- Modernised three-bedroom semi-detached home with double driveway
- Bright, spacious living area with dining
- Fully fitted breakfasting kitchen with access to the garden
- Three well-proportioned bedrooms
- Two bathrooms
- Front, side and rear landscaped gardens
- Floored Attic

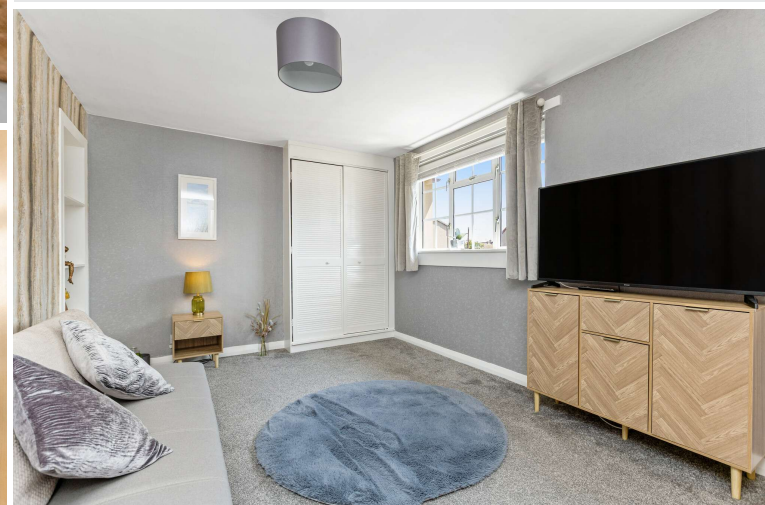
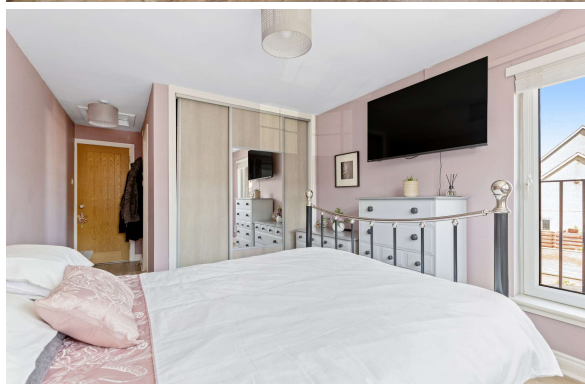
Included in the sale will be all kitchen appliances, blinds, fixtures and fittings.

Council Tax band C.

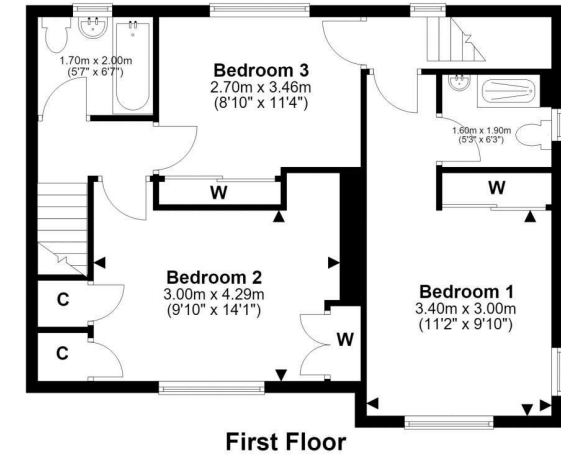
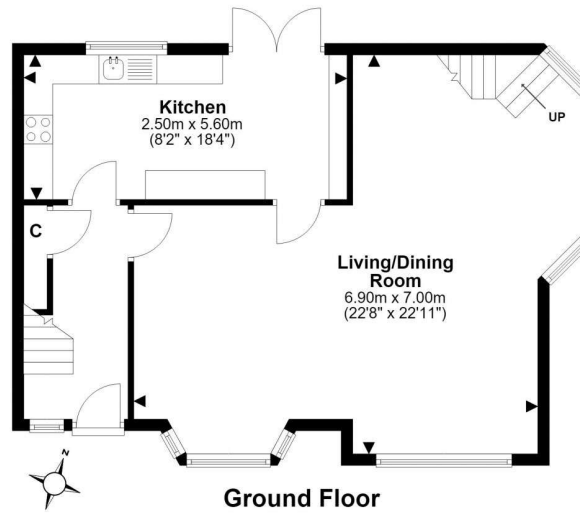
Energy Rating C.



The subjects are located in the popular East Lothian coastal town of Port Seton, in a cul de sac within commuting distance of Edinburgh and within walks away from the beach. The property enjoys a prime location yet is within easy reach of the excellent amenities the town and nearby Prestonpans has to offer. For a more comprehensive range of amenities Musselburgh is just a little further afield. Schooling is well represented from nursery to senior level. The property is close to an efficient public transport network, which operates throughout the town, throughout East Lothian and to Edinburgh. The city bypass and main motorway networks are also within easy reach. For those seeking an alternative method of transport there is a railway station at Prestonpans.







This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.