



86 INGLIS AVENUE

Port Seton, East Lothian, EH32 0AQ

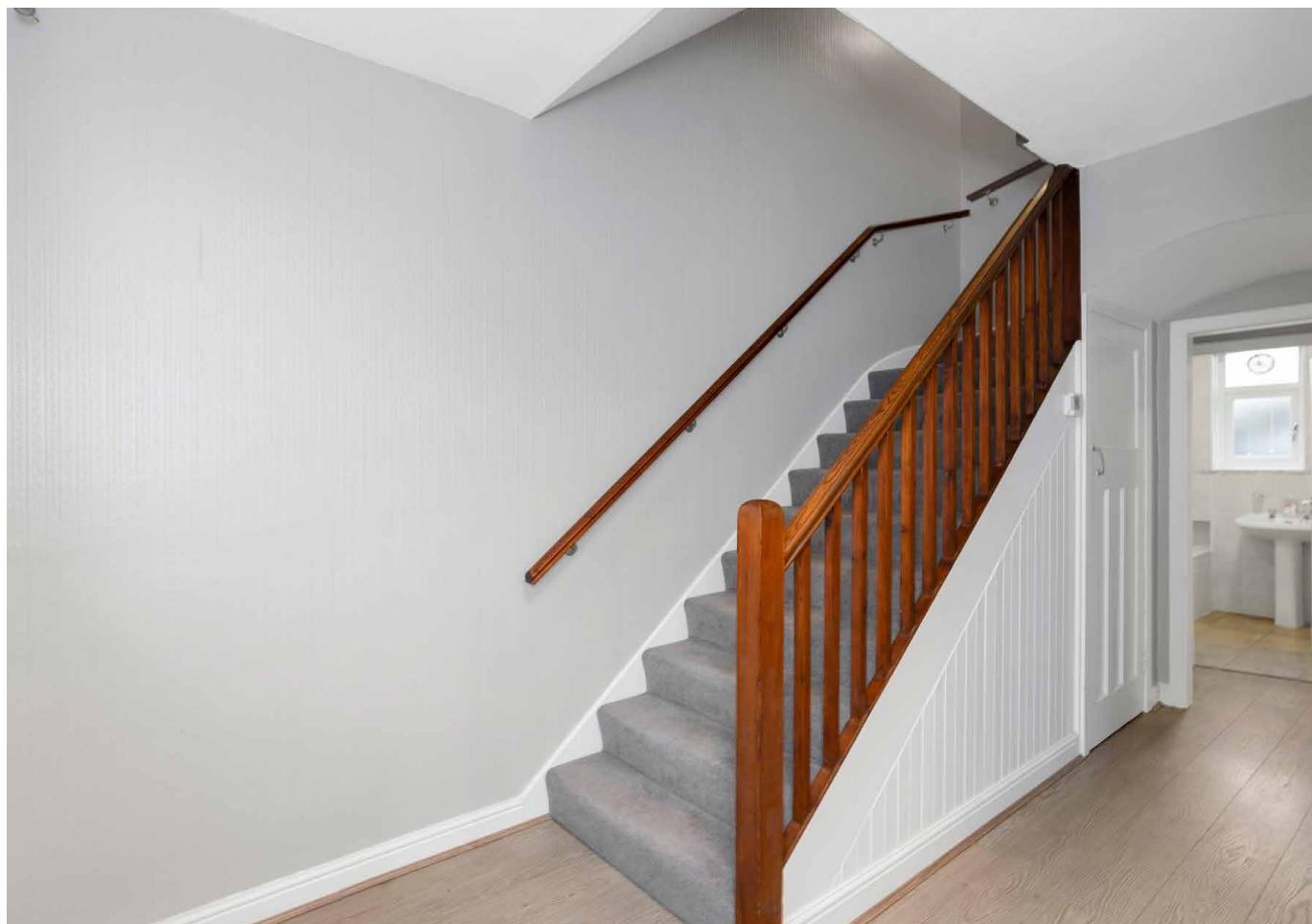


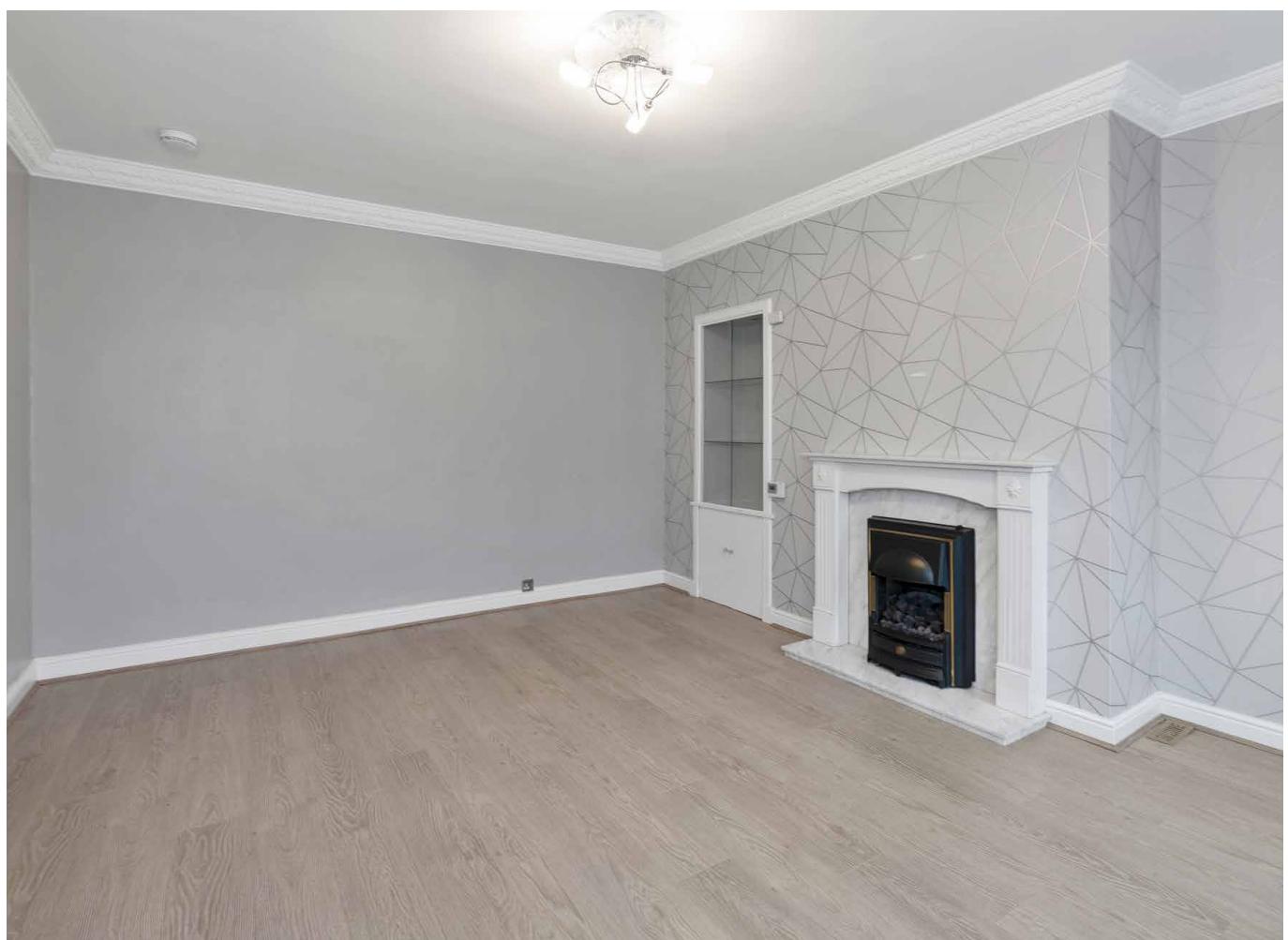


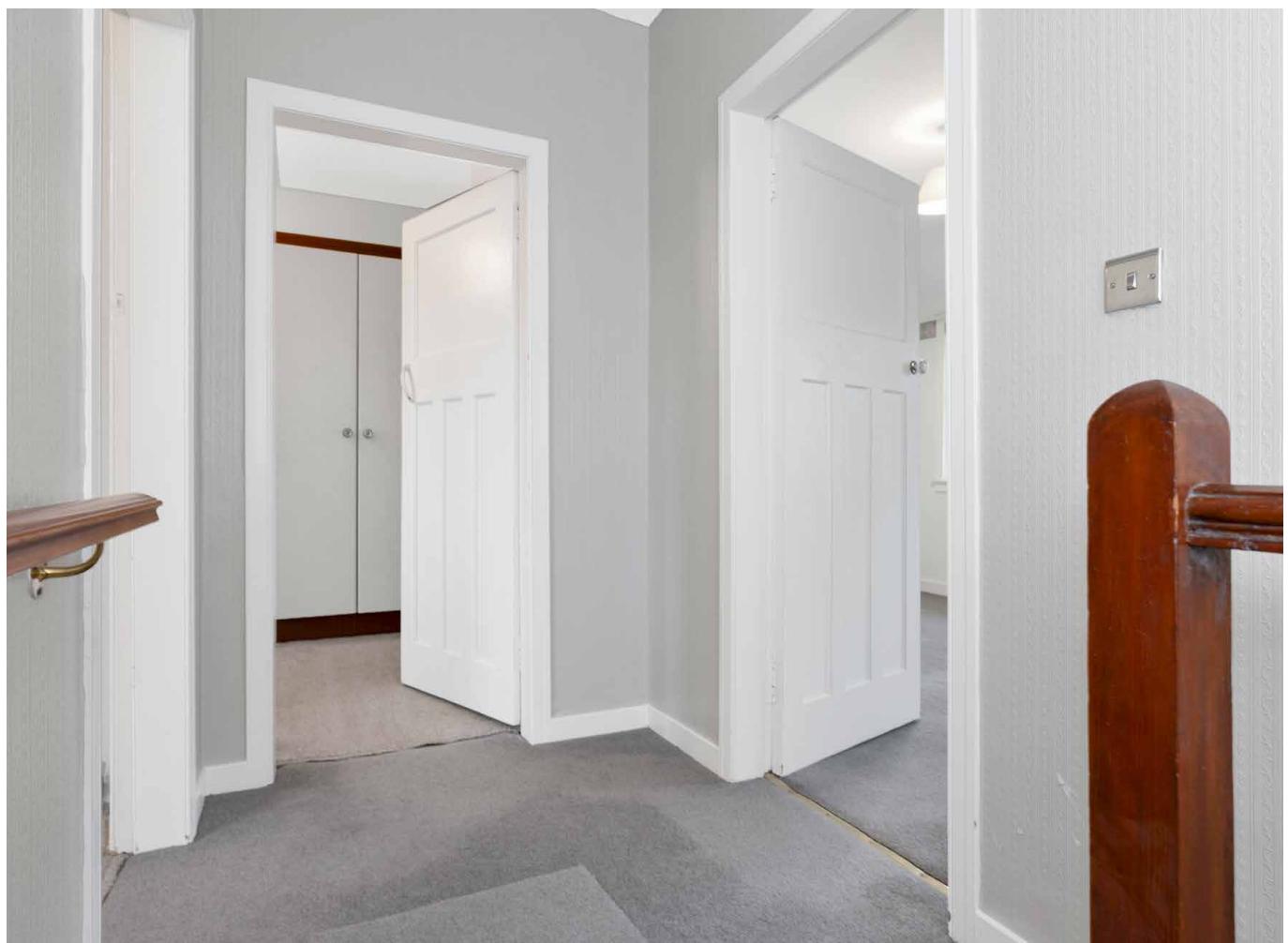
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Welcome to a beautiful three-bedroom mid-terrace house which offers bright and airy interiors with attractive decoration throughout. This home further boasts a large living/dining room and kitchen, an en-suite WC, and a four-piece family bathroom, equipped with a bath and separate shower cubicle. It also has great storage, as well as a fully-enclosed rear garden which is predominantly laid to lawn. In addition, it has a charming front garden that enjoys a suntrap, southwest-facing aspect, as well as a private driveway and unrestricted on-street parking.

Situated in the coastal town of Port Seton, the property has a charming location too. It is close to the local park and primary school, and is within easy reach of amenities and the seafront where there are delightful coastal walks to enjoy. East Lothian's picturesque countryside is within close proximity, along with some stunning beaches as well. Furthermore, the home is just a short 30-minute drive from Edinburgh city centre, making it an ideal setting for a wide variety of buyers.



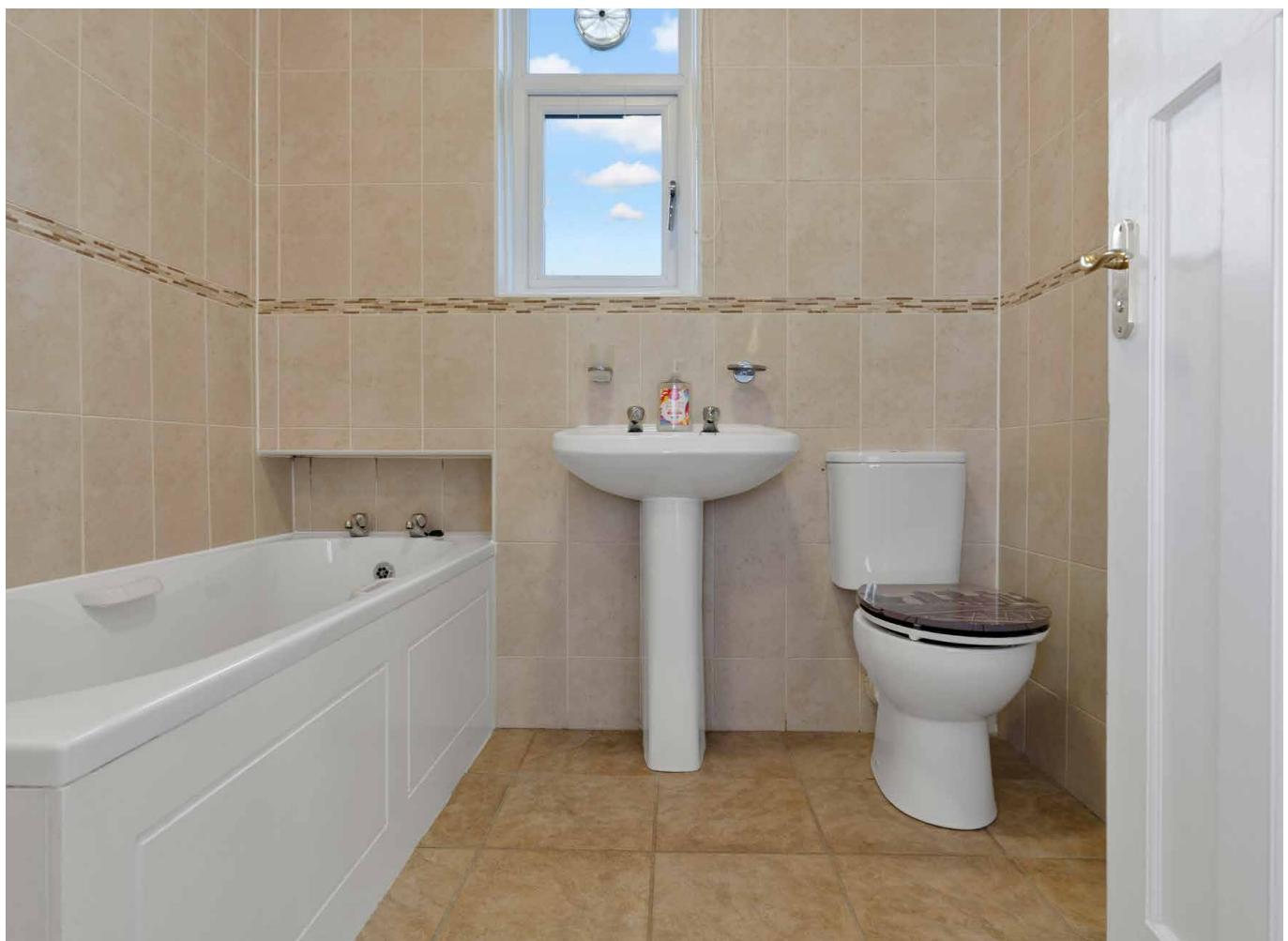




**D**EPC
RATING**C**COUNCIL
TAX BAND**VIEWING**
By appointment only
with Gilson Gray on
01620 893 481

Features

- A bright and spacious mid-terrace house
- Central location in the coastal town of Port Seton
- Lightly decorated interiors throughout
- Naturally-lit hall with understairs storage
- Large living/dining room with a fireplace
- Generously appointed kitchen
- Principal suite with built-in wardrobes and en-suite WC
- Two further spacious double bedrooms
- Modern family bathroom with four-piece suite
- Well-maintained front and rear gardens
- Generous garden store to the rear
- Private driveway and unrestricted on-street parking



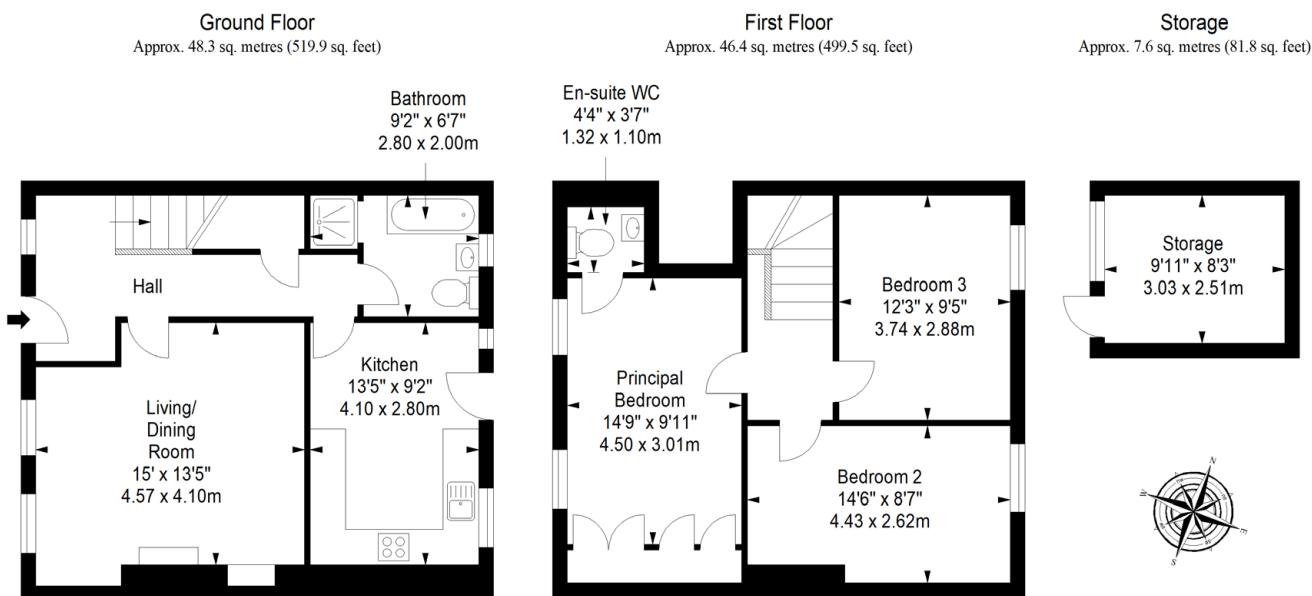


Extras: integrated kitchen appliances (gas cooker, oven, and fridge/freezer) to be included in the sale. Please note, no warranties or guarantees shall be provided in relation to any of the services, moveables, and/or appliances included in the price, as these items are to be left in a sold as seen condition.



PORT SETON, EAST LOTHIAN

Situated on the breath-taking East Lothian coast is Port Seton, a beautiful and historic harbour town with lovely shore walks, open parks and countryside on the doorstep. With Prestonpans train station close-by, people living here can easily enjoy both the countryside and all the amenities that nearby Edinburgh has to offer. Regular bus services also travel from here to Edinburgh and beyond. The area offers some local amenities, with a larger selection available in neighbouring Prestonpans. For more extensive shopping, nearby Fort Kinnaird Retail Park has a wealth of High Street stores, a multiplex cinema, family-friendly restaurants, and a 24-hour gym. The town has a primary school and the comprehensive Preston Lodge High School is within easy reach. The surrounding area benefits from fitness and outdoor pursuits including The Mercat Gait Centre - a Sports Centre with an Olympic size swimming pool. The Royal Musselburgh Golf Course, Preston Athletic Football Club, Preston Lodge Rugby Club, Preston Village Cricket Club, Preston Lodge Ladies Hockey Club, and the East Lothian Indoor Bowls Club ensure sport for all the family is well-catered for.



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