



McKinnon Forbes
Estate Agents & Solicitors

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196 SOUTH SETON PARK
PORT SETON



*“Well presented & spacious
2-bedroom terraced villa just a
short walk to the promenade and
sea front”*



196 SOUTH SETON PARK PORT SETON, EH33 0BS

Very well presented 2-bedroom terraced villa with lovely gardens front and rear, set in a popular street within the picturesque fishing village of Port Seton close to local amenities and a short distance from the promenade and sea front. This property will make a fabulous starter home for a first-time buyer or young family just a short walk to the local nursery and primary school. The accommodation comprises: on the ground floor: light and airy entrance hall with under stair storage cupboard, charming rear facing sitting room with rear porch and door to the rear garden, lovely, fitted kitchen with ample storage cupboards. On the upper floor: landing with storage cupboard, 2 excellent double bedrooms, both with fitted storage, family bathroom with electric shower over the bath. The property benefits from gas central heating and double glazing and included in the purchase price are all fitted floor coverings, curtains, blinds and light fittings. The white goods in the kitchen may be available by separate negotiation however are without warranty. To the front is a small easily managed garden and to the rear is a charming, enclosed garden with drying area. Viewing highly recommended!





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.

"Situated in a popular street within the sought after & picturesque fishing village of Port Seton"





VIEWING

Please contact our Tranent Office on 01875 611211







CLOSING DATE FOR OFFERS

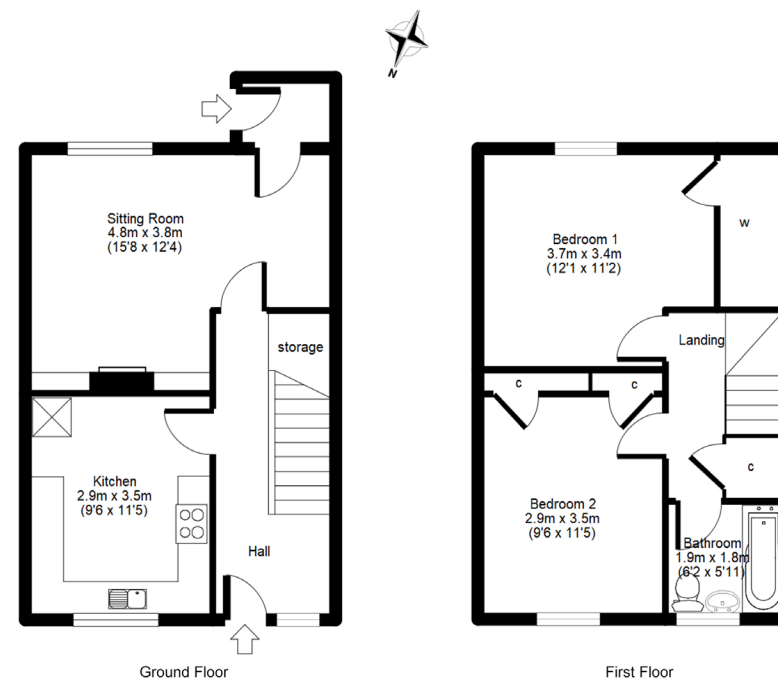
Interested parties should contact the selling agents as soon as possible so as they may be advised in the event of an early closing date being fixed.

ACCESS FOR SURVEYORS

Contact Selling Agents – 01875 611 211

KEY FACTS

Bedrooms	2	
Reception Rooms	1	
Bathrooms	1	
Parking	On Street	
EPC Rating	E	
Council Tax	C	



196 South Seton Park Port Seton EH32 0BS

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NOTE:

All services throughout the property are UNTESTED. Any purchaser must satisfy themselves with the condition of any central heating boilers, radiators, and all other installations. Every care has been taken in the preparation of these particulars. However, no warranty can be given for the accuracy of the details contained herein.

Whilst these particulars have been carefully prepared and are believed to be correct, they are not warranted and do not form part of any contract to follow here on. If any particulars aspect is of relevance to you please contact this office for verification particularly if you are travelling some distance to view.