

**39 South Seton Park
Port Seton, EH32 0BE**

OFFERS OVER £190,000



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- Traditional mid terraced villa
- Fully modernised, in “move in” condition
- Livingroom
- Modern fitted kitchen
- 3 bedrooms and modern family bathroom
- Gas central heating, double glazing
- Gardens to front and rear. Off street parking
- EPC Band C, Council tax band C

Description

Situated within a mature, popular development, this is a well proportioned and fully modernised (87m sq) mid terraced villa. In true “move in” condition throughout, the property benefits from gas central heating and double glazing. The accommodation comprises, on the ground floor an open plan front facing sittingroom with feature fireplace and understair storage cupboard, rear facing newly installed fitted kitchen with integrated appliances and French doors to the garden and a newly installed modern family bathroom. Upstairs comprises three generous double bedrooms, all with storage.





Location

Port Seton enjoys a coastal setting on the southern shores of the Firth of Forth with attractive working harbour. It is a quiet yet convenient setting only 5 miles from the centre of Musselburgh and is within easy reach of Edinburgh City Centre. Port Seton has historic interests and has proved a popular choice with discerning purchasers of all age groups. There are social and recreational amenities including a community centre and shopping facilities as well as being close to Cockenzie primary school. Regular bus services operate and fast main roads lead to all surrounding areas via the A1 and Edinburgh City Bypass, which connects quickly and easily motorway networks. At neighbouring Prestonpans there is a rail station offering a regular service to Edinburgh Waverley.

Gardens and parking

To the front of the property is a generous, gravel chipped garden which provides off street parking for a number of cars whilst to the rear is a larger, fully enclosed garden which is mainly laid to lawn with monobloc patio, wooden chipped seating area and a wooden shed.

Extras

All the fitted floor coverings, curtains, blinds, integrated gas hob, oven, cooker hood, American style fridge freezer, automatic washing machine and wooden shed are included within the sale price.

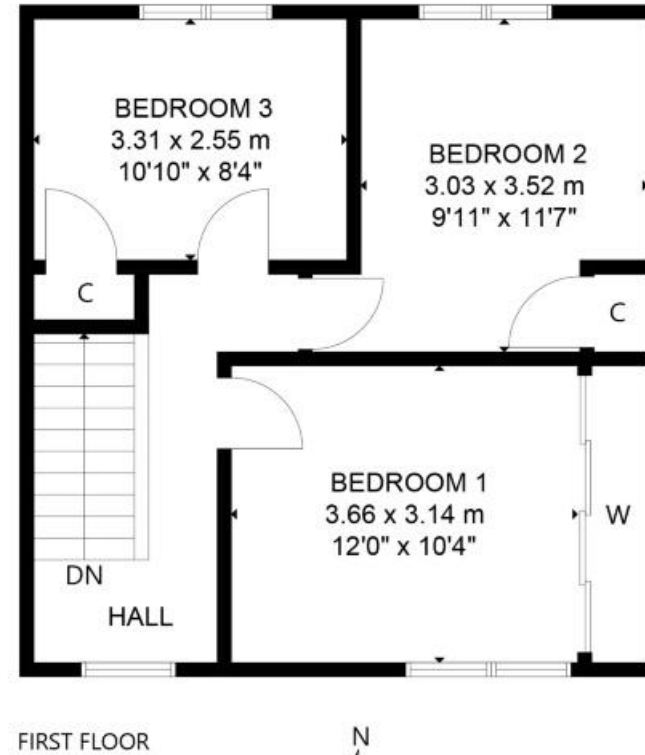
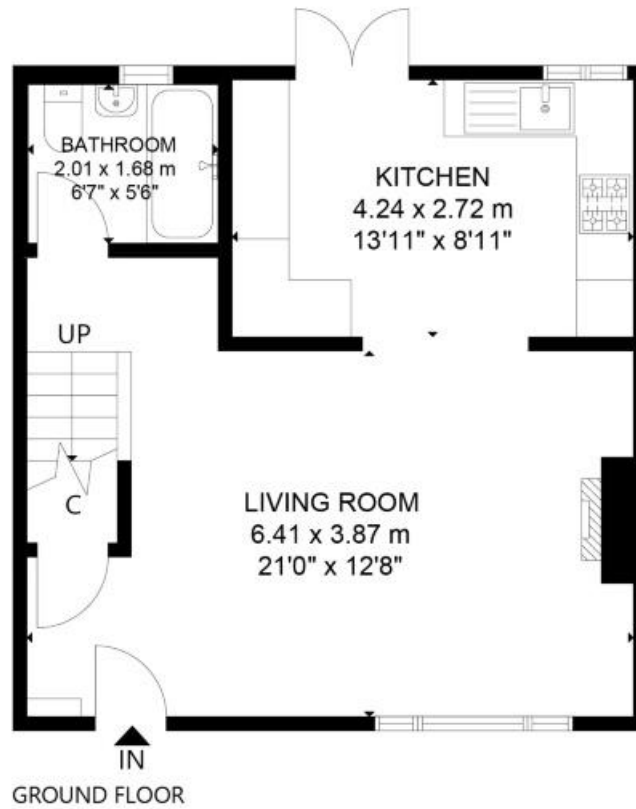
Home Report

The property is valued at £195,000 and the Home Report is available via the ESPC listing.

Viewing

By appointment telephone Agents on 0131 665 3131.





39 SOUTH SETON PARK, PORT SETON, EH32 0BE
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL AREA 940 SQ FT / 87 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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