



**GILSON GRAY**

LAW • PROPERTY • FINANCE

**15 FORTH WYND**

Port Seton, East Lothian, EH32 0TL





Enjoying a generous, dual-aspect reception room, a breakfasting kitchen, three bedrooms, a bathroom, and a shower room, all enhanced by well-presented, modern interiors, this terraced house is situated in a quiet cul-de-sac within an established residential area of Port Seton. The home also benefits from front and rear gardens, an integral single garage, and a private driveway, and lies close to the village's amenities, the coast, and scenic open spaces and walks.

Extras: Integrated kitchen appliances comprising an oven, hob, extractor hood, and dishwasher will be included in the sale, alongside a freestanding washing machine, tumble dryer, and small fridge. Please note, no warranties or guarantees shall be provided for the appliances. In addition, all curtains and light fittings can be included, or removed at the buyers request.

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## FEATURES

- Terraced house in Port Seton
- Quiet cul-de-sac setting
- Entrance hall with storage, garage access, and WC
- Generous, dual-aspect living/dining room
- Attractive breakfasting kitchen
- Three bedrooms with storage
- Bathroom with shower over bath
- Separate shower room
- Front and rear gardens
- Integral single garage
- Private driveway
- EPC rating - D
- Council Tax Band - D









"MID-TERRACED HOUSE  
SITUATED WITHIN A  
QUIET CUL-DE-SAC IN AN  
ESTABLISHED RESIDENTIAL  
AREA OF PORT SETON"







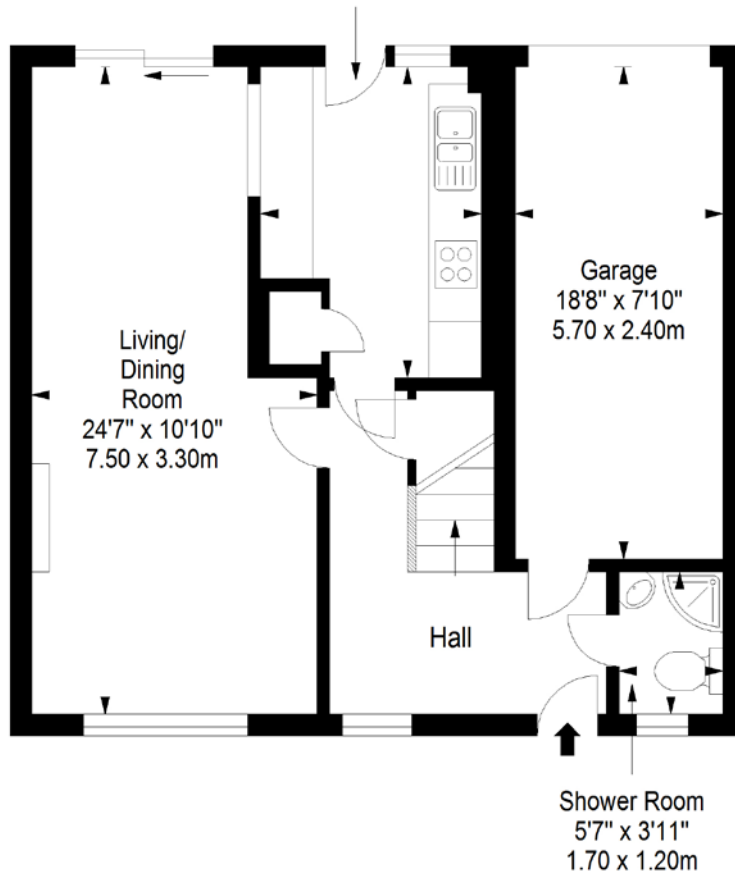
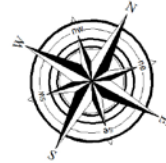


# FLOORPLAN

## Ground Floor

Approx. 60.0 sq. metres (645.9 sq. feet)

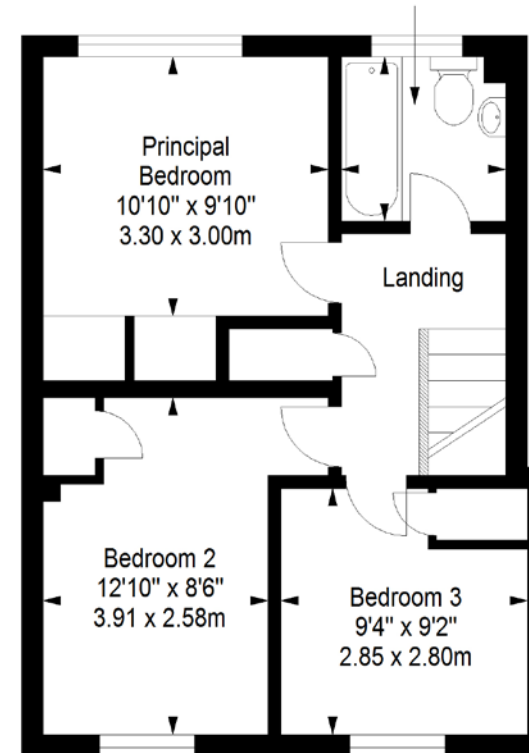
Breakfasting  
Kitchen  
11'10" x 8'6"  
3.60 x 2.60m



## First Floor

Approx. 42.7 sq. metres (459.6 sq. feet)

Bathroom  
6'6" x 6'3"  
1.97 x 1.90m



Total area: approx. 102.7 sq. metres (1105.5 sq. feet)



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## EDINBURGH

29 Rutland Square  
EH1 2BW  
0131 516 5366



## GLASGOW

160 West George Street  
G2 2HQ  
0141 530 2021



## EAST LOTHIAN

33 Westgate  
EH39 4AG  
01620 893 481



## DUNDEE

2 West Marketgait  
DD1 1QN  
01382 201 000



## BORDERS

01890 880 008



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