

**30 Forth Wynd
Port Seton, EH32 0TL**

FIXED PRICE £280,000



drummondmiller



- Extended semi-detached villa in a small, sought after cul de sac
- Hall, living/diningroom, conservatory
- Modern fitted kitchen
- Four bedrooms, one downstairs with en suite wetroom
- Family bathroom
- Electric heating, double glazing
- Monobloc driveway, well maintained gardens
- EPC Band D, Council tax band D

Description

Situated in a small sought after cul de sac this is a spacious (108m sq) semi-detached villa, built around 1980 offering flexible family accommodation. The property now requires some modernisation but benefits from electric heating and double glazing. The well proportioned accommodation comprises, on the ground floor an entrance vestibule, hall with storage, dual aspect living/diningroom with French doors to the conservatory, modern fitted kitchen with appliances, downstairs double bedroom with skylights and rear facing en suite wetroom with two piece white suite and electric shower. Upstairs there are two double bedrooms, one with built in wardrobes, a single bedroom with storage cupboard and a fully tiled family bathroom with blue three piece suite including an electric shower, curtain and rail over the bath.





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 & parking

To the front of the property is a long Monobloc driveway allowing parking for a number of cars, paved garden with flower beds containing a variety of mature shrubs and an integrated bike store/storage cupboard with double front doors, power, light and shelving. To the rear is a large, well maintained, fully enclosed garden with paved patios, wooden decking and flower beds with a variety of established plants, shrubs and trees.

Extras

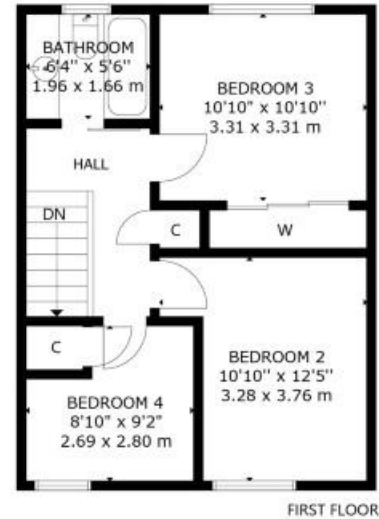
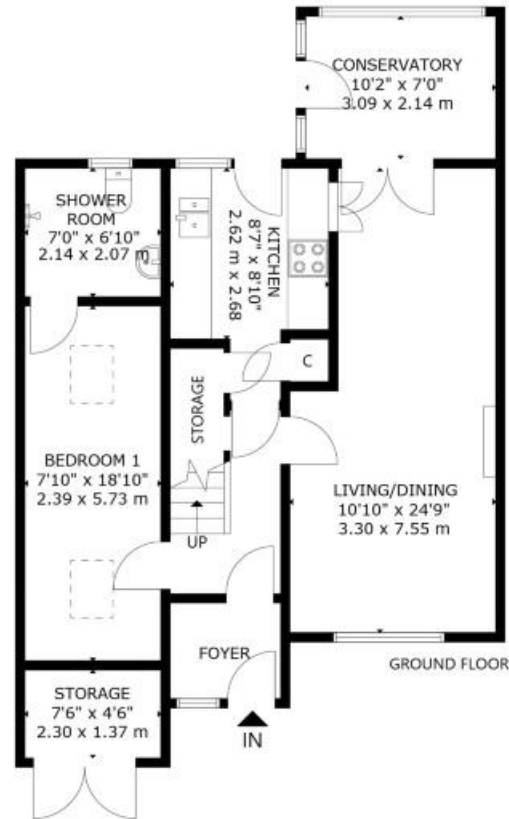
The fitted floor coverings, blinds, integrated electric hob, oven, cooker hood and automatic washing machine are included within the sale price.

Home Report

The property is valued at £280,000 and the Home Report is available via the ESPC listing.

Viewing

By appointment telephone Agents on 0131 665 3131.



30 FORTH WYND, PORT SETON EH32 0TL
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL AREA 1,141 SQ FT / 106 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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