





Set on a no-through road by a public park, this mid-terrace house is a spacious three-bedroom residence which offers a relaxed coastal lifestyle in Port Seton. The home is well-presented throughout in modern tones and it has been extended to add a lovely dining room/sunroom and generous storage. Furthermore, it boasts a quality kitchen and bathroom, and an upgraded rear garden designed for relaxing and dining in the sun. It is an excellent residence that will certainly appeal to a broad spectrum of buyers, especially amongst those seeking idyllic coast and country living in commuting distance of the capital.

Extras: integrated kitchen appliances (gas hob, oven, microwave, and fridge/freezer), a dishwasher, and a washing machine 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.



## FEATURES

- Extended mid-terrace house
- In the coastal town of Port Seton
- Attractive décor throughout
- Naturally-lit hall with storage
- Spacious living room with fireplace
- Bright dining room/sunroom
- Modern, well-appointed kitchen
- Large, walk-in storage area
- Two airy double bedrooms
- One versatile single bedroom
- Modern three-piece bathroom
- Low-maintenance rear garden
- A shed and a summerhouse/garden bar
- Unrestricted on-street parking bays
- EPC Rating - C
- Council Tax Band - C







"AN EXTENDED THREE-BEDROOM MID-TERRACE HOUSE, OFFERING A RELAXED COASTAL LIFESTYLE IN THE HARBOUR TOWN OF PORT SETON"





EPC RATING:



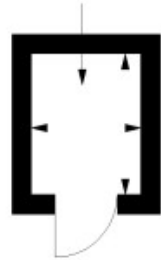
COUNCIL TAX BAND:



VIEWINGS: by appointment with Gilson Gray on 01620 893 481

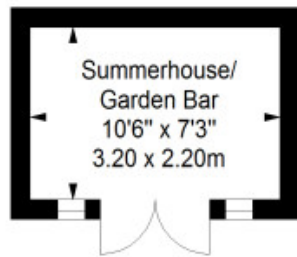
**Shed**  
Approx. 2.5 sq. metres (26.9 sq. feet)

Shed  
5'11" x 4'7"  
1.80 x 1.40m

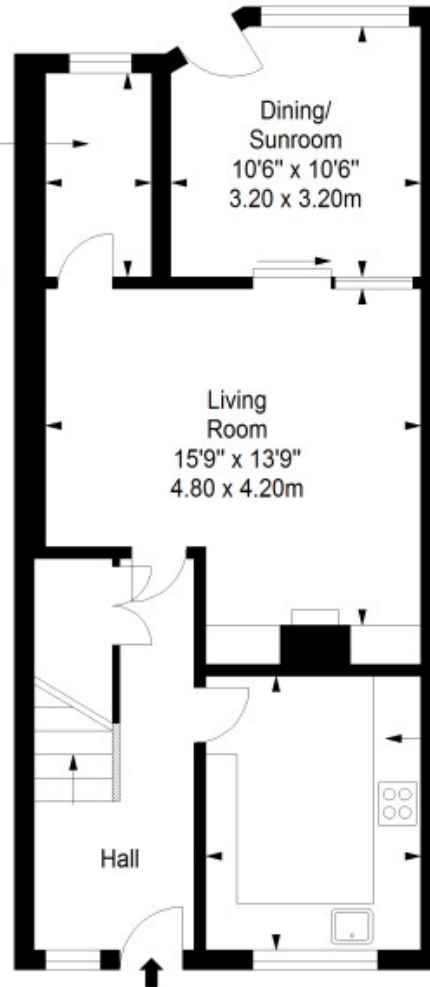


Storage  
8'6" x 4'3"  
2.60 x 1.30m

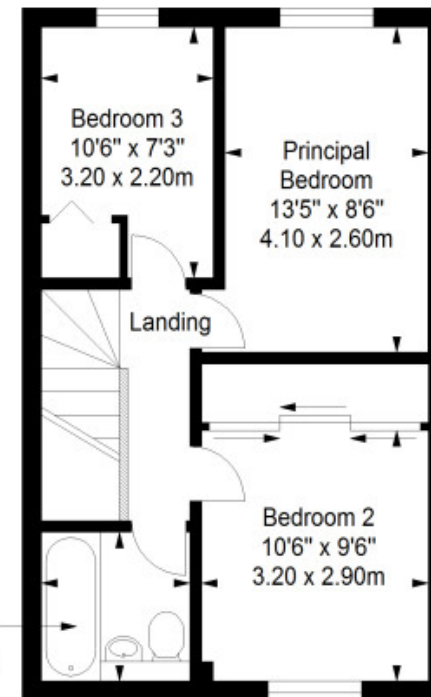
**Summerhouse/ Garden Bar**  
Approx. 7.0 sq. metres (75.3 sq. feet)



**Ground Floor**  
Approx. 56.1 sq. metres (603.9 sq. feet)



**First Floor**  
Approx. 41.3 sq. metres (444.6 sq. feet)



Total area: approx. 106.9 sq. metres (1150.7 sq. feet)



GILSONGRAY.CO.UK

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