

**75 Poplar Park  
Port Seton, EH32 0TE**

OFFERS OVER £235,000



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- Immaculate end terraced villa on a popular sought after modern estate
- Hall, WC, livingroom
- Modern fitted kitchen/diner
- Three bedrooms
- Stylish family bathroom
- Gas central heating, double glazing
- Monobloc driveway, well maintained gardens
- EPC Band D, Council tax band E

### Description

Situated on a modern sought after estate, this is a generous (68m sq) end terraced villa, built in 1997 offering flexible family accommodation. The property is in true "move in" condition and benefits from gas central heating and double glazing throughout. The well proportioned accommodation comprises, on the ground floor an entrance hall, WC with two piece white suite, livingroom with storage cupboard, modern fitted kitchen/diner with appliances included and patio door to the rear garden. Upstairs there are two double bedrooms, one with built in storage, a single bedroom and a stylish modern, fully tiled bathroom with three piece white suite including an electric shower and screen over the bath. There is also a fully floored attic with Ramsay style ladder.





### 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 large Monobloc driveway allowing parking for a number of cars, whilst to the rear is a large, South facing, well maintained, fully enclosed garden which has wooden decked patio, artificial lawn and wooden shed with power, light, fridge and freezer.

### Extras

The fitted floor coverings, blinds, Wall mounted TV, corner sofa, integrated gas hob, oven, cooker hood, automatic washing machine, fridge, freezer and large wooden shed are included within the sale price.

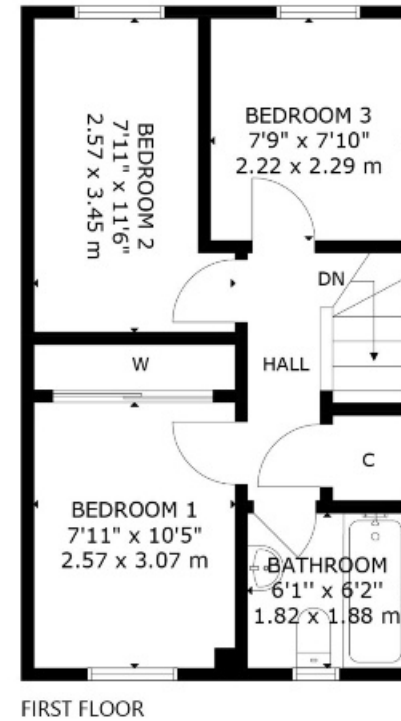
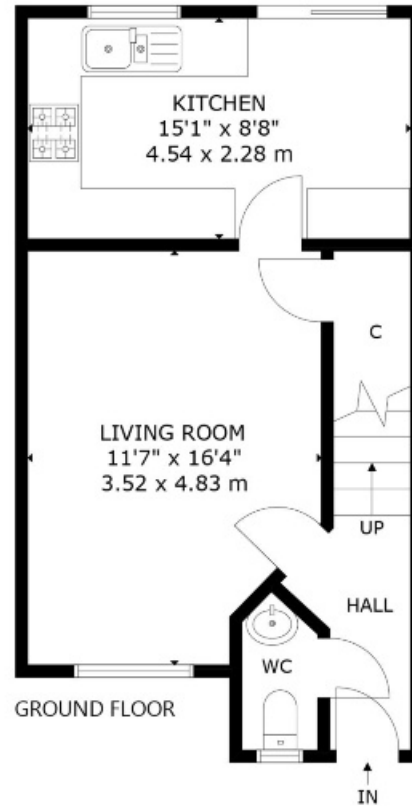
### Home Report

The property is valued at £240,000 and the Home Report is available via the ESPC listing.

### Viewing

By appointment telephone Agents on 0131 665 3131.





75 POPLAR PARK, PORT SETON  
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 769 SQ FT / 72 SQ M  
 All measurements and fixtures including doors and windows are  
 approximate and should be independently verified.  
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Bathgate | Dalkeith | Edinburgh | Glasgow | Musselburgh  
 01506 655 034 | 0131 663 9568 | 0131 229 3399 | 0141 332 0086 | 0131 665 3131

Call us on **0131 229 3399** or  
 email [sales@dm-property.com](mailto:sales@dm-property.com)  
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