



31 SETON VIEW

PORT SETON, PRESTONPANS, EH32 0TX





This charming red-brick mid-terrace house is an attractive two-bedroom residence, which offers modern interiors in excellent decorative order. The home further boasts a quality kitchen and bathroom, and private gardens. It is nestled at the end of a peaceful cul-de-sac and forms part of a sought-after development in Port Seton, offering proximity to East Lothian's beautiful countryside and coastline. Nestled behind a well-maintained front garden, the home's main entrance opens into a naturally-lit porch before flowing through to the living/dining room. Here, a spacious footprint accommodates a great selection of furnishings, whilst a southeast-facing picture window ensures a flood of natural light. The room is elegantly decorated in a subtle tone and it benefits from an oak hardwood floor. A built-in cupboard completes the space. Next door, the kitchen has a modern arrangement, equipped with white cabinets and wood-toned worktops. Red décor brings a splash of colour, alongside neutral splashback tiles that add texture. Direct access to the rear garden is provided, as well as a selection of appliances (integrated oven, gas hob, concealed extractor, and washing machine, and a freestanding fridge/freezer).

FEATURES

- An attractive mid-terrace house
- Peaceful setting in Port Seton
- Proximity to the coast and countryside
- Well-presented modern interiors
- Naturally-lit entrance porch
- Southeast-facing living/dining room
- Modern kitchen with garden access
- Double bedroom with built-in wardrobe
- Versatile second bedroom/office
- Modern three-piece bathroom
- Well-maintained front garden
- Fully-enclosed rear garden with direct street access
- Dedicated parking space
- Gas central heating and double glazing





From the living area, a staircase leads up to a first-floor landing and to the two bedrooms. To the southeast-facing front, the principal bedroom is a spacious double with a built-in mirrored wardrobe and a neutral backdrop. The second bedroom (decorated in light blue) is to the rear, offering a versatile space that can be used as an office. Meanwhile, the bathroom has a suave aesthetic with chic wall tiles and neutral décor. It is fitted with a three-piece suite, incorporating a toilet, a pedestal washbasin, and a freestanding roll-top bath with a handheld shower. The property has gas central heating and double glazing. In addition to the front garden, the home also has a fully-enclosed rear garden, which is laid with a neat lawn and a patio for summer dining. It also comes with a shed for storage and direct street access. Furthermore, there is a generous residents' parking area, providing ample spaces for homeowners and visitors alike. Extras: all fitted floor and window coverings, light fittings, integrated appliances, and a fridge/freezer to be included in the sale. Council Tax Band: D







Situated on the breath-taking East Lothian coast is Port Seton, a beautiful and historic harbour town with lovely shore walks, open parks and countryside on the doorstep. With Prestonpans train station close-by, people living here can easily enjoy both the countryside and all the amenities that nearby Edinburgh has to offer. Regular bus services also travel from here to Edinburgh and beyond. The area offers some local amenities, with a larger selection available in neighbouring Prestonpans. For more extensive shopping, nearby Fort Kinnaird Retail Park has a wealth of High Street stores, a multiplex cinema, family-friendly restaurants, and a 24-hour gym. The town has a primary school and the comprehensive Preston Lodge High School is within easy reach. The surrounding area benefits from fitness and outdoor pursuits including The Mercat Gait Centre - a Sports Centre with an Olympic size swimming pool. The Royal Musselburgh Golf Course, Preston Athletic Football Club, Preston Lodge Rugby Club, Preston Village Cricket Club, Preston Lodge Ladies Hockey Club, and the East Lothian Indoor Bowling Club ensure sport for all the family is well-catered for.







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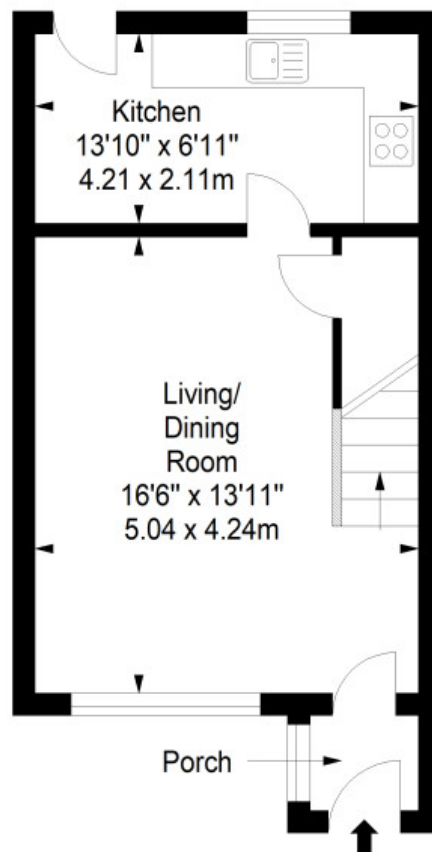
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If you have a house to sell, we provide free pre-sales advice, including valuation. We will visit your home and discuss in detail all aspects of selling and buying, including costs and marketing strategy, and will explain GSB Properties' comprehensive services.

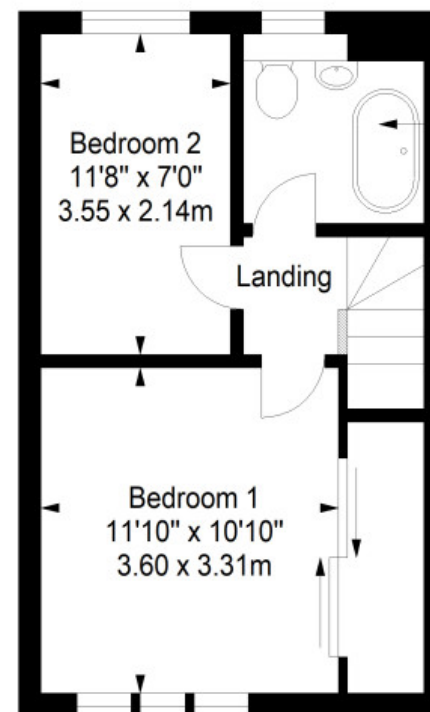
1. While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.
2. Interested parties are advised to note interest through their solicitor as soon as possible in order to be kept informed should a Closing Date be set. The seller will not be bound to accept the highest or any offer.

FLOORPLAN

Ground Floor
Approx. 32.6 sq. metres (350.9 sq. feet)

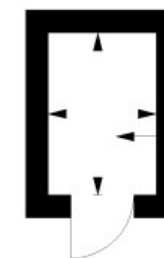


First Floor
Approx. 31.0 sq. metres (333.7 sq. feet)



Bathroom
7'0" x 6'4"
2.13 x 1.92m

Shed
Approx. 2.2 sq. metres (23.7 sq. feet)



Shed
5'11" x 3'11"
1.80 x 1.20m

Total area: approx. 65.8 sq. metres (708.3 sq. feet)