

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

OFFERS OVER £260,000



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- Immaculate semi detached villa on a popular, sought after, modern estate
- Hall, WC, livingroom, familyroom/bedroom
- Modern fitted kitchen, diningroom
- Three upstairs bedrooms, master en suite
- Family bathroom
- Gas central heating, double glazing
- Well maintained gardens, paved driveway
- EPC Band C, Council tax band E

Description

Situated on a modern sought after estate, this is a generous (95m sq) semi detached 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 vestibule, livingroom with windows to the front and side, rear facing diningroom with patio doors leading to the garden, modern fitted kitchen with appliances included, a family room or double bedroom and a WC. Upstairs there are two double bedrooms, the master benefitting from built in storage and an en suite shower room, a single bedroom and a modern, part tiled suite including an electric shower and screen over the bath. There is also an 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 to the 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 generous garden with lawn and paved driveway, whilst to the rear is a large, South West facing, well maintained, fully enclosed garden which has a paved patio, lawn and wooden shed.

Extras

The fitted floor coverings, blinds, integrated gas hob, oven, cooker hood, automatic washing machine, fridge/freezer, dishwasher and wooden shed are included within the sale price.

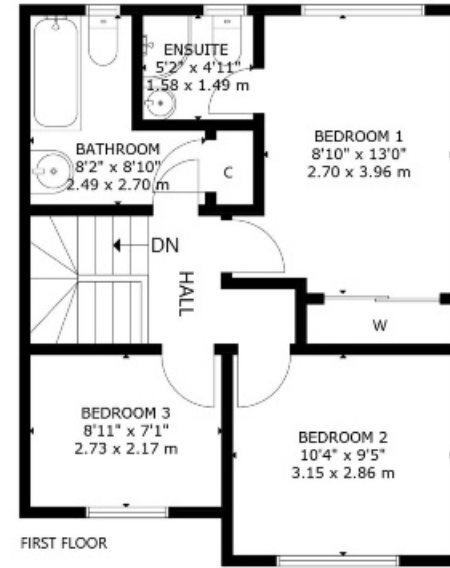
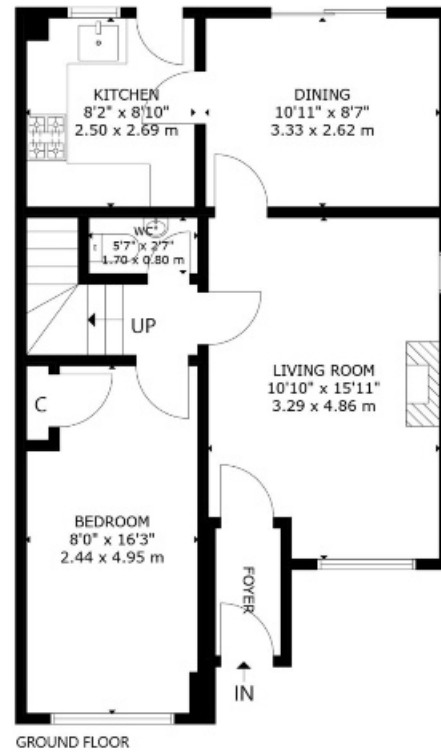
Home Report

The property is valued at £265,000 and the Home Report is available via the ESPC listing.

Viewing

By appointment telephone Agents on 0131 665 3131.





72 POPAR PARK, PORT SETON, EH32 0TE
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1,041 SQ FT / 96 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 0131 0131 0141 0131
 655 034 663 9568 229 3399 332 0086 665 3131

Call us on 0131 229 3399 or
 email sales@dm-property.com
dm-property.com



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