







## Welcome to 2 Forth Wynd

Potential buyers are invited to view this stunning and deceptively spacious link detached family size home.

The house needs to be viewed to be appreciated but the accommodation briefly comprises a welcoming entrance hall; large south facing lounge with a large picture window giving lovely natural light, spot lights and modern style radiator. The owners have refitted the kitchen to a high standard with a wide range of units, including contrasting fitted ceiling to floor units, breakfast bar, fitted appliances include separate tall fridge and freezer, dishwasher, washing machine, microwave, oven and hob. The ample worktop space is set off nicely by attractive metro tiling and ample space for dining table and chairs. There are patio doors leading to the conservatory and wc. On the upper level are three bedrooms and a refitted family bathroom with a rainfall shower and window giving natural light.

There is an extremely useful home office extended from the garage, perfect for any home workers and gives views over the rear garden. The property still retains use of the garage and driveway. There is a secure sizeable rear garden giving a perfect entertaining space and play area for children and pets. There is also a rear gate to access the garden.

The property benefits from gas central heating, double glazing and tasteful modern decor throughout.









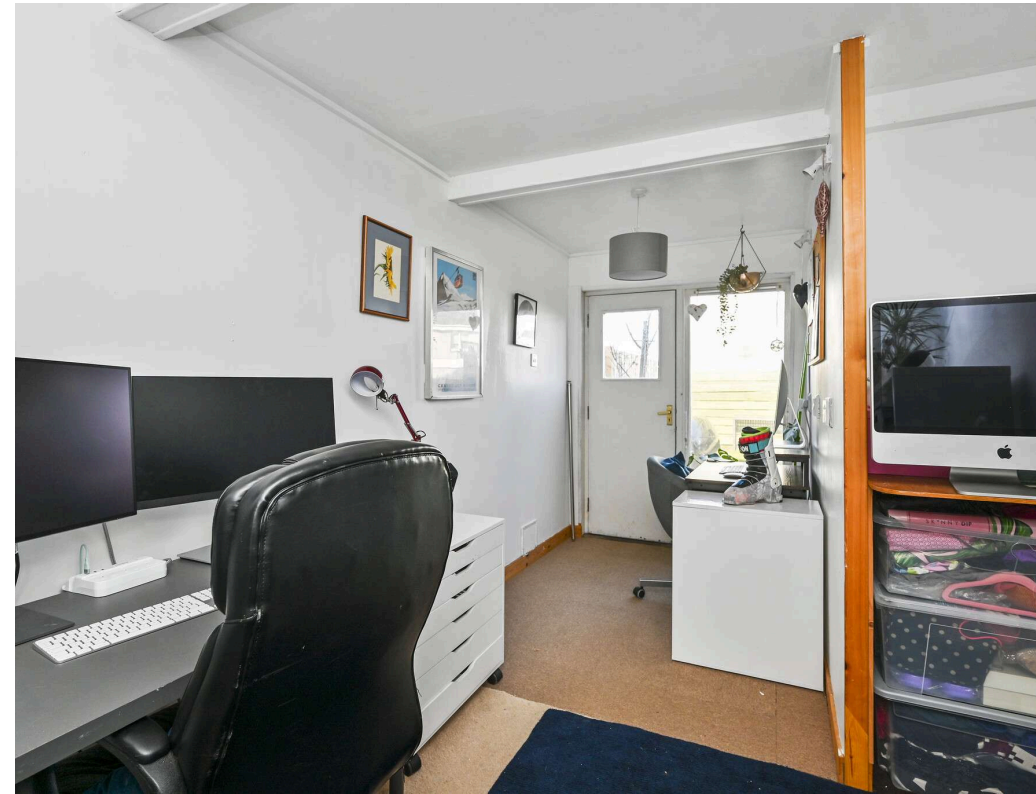


## Port Seton

The village of Port Seton is located amid pleasant open countryside in the County of East Lothian which is famous for its magnificent coastline and beautiful sandy beaches. The village itself sits on the shores of the Firth of Forth. Traditionally a fishing village its beautiful historic harbour, built in 1656 by the 11th Lord Seton, is still very much a working harbour. Ideally situated for commuting to Edinburgh, with regular bus services run to and from Edinburgh and the surrounding areas. There is easy access to the A1 and City By-pass. The nearby Prestonpans and Wallyford rail stations provide frequent rail links to the city with "park and ride" facilities. The area also offers a good variety of local shops with local schools, leisure and recreational activities all being near at hand. Further shopping is available in Prestonpans with a large Lidl store as well as Tranent which has the Asda and Aldi supermarket and Fort Kinnaird Retail Park and cinema are within easy reach.

## Extras

Included in the sale is the garden shed.







# Get in touch

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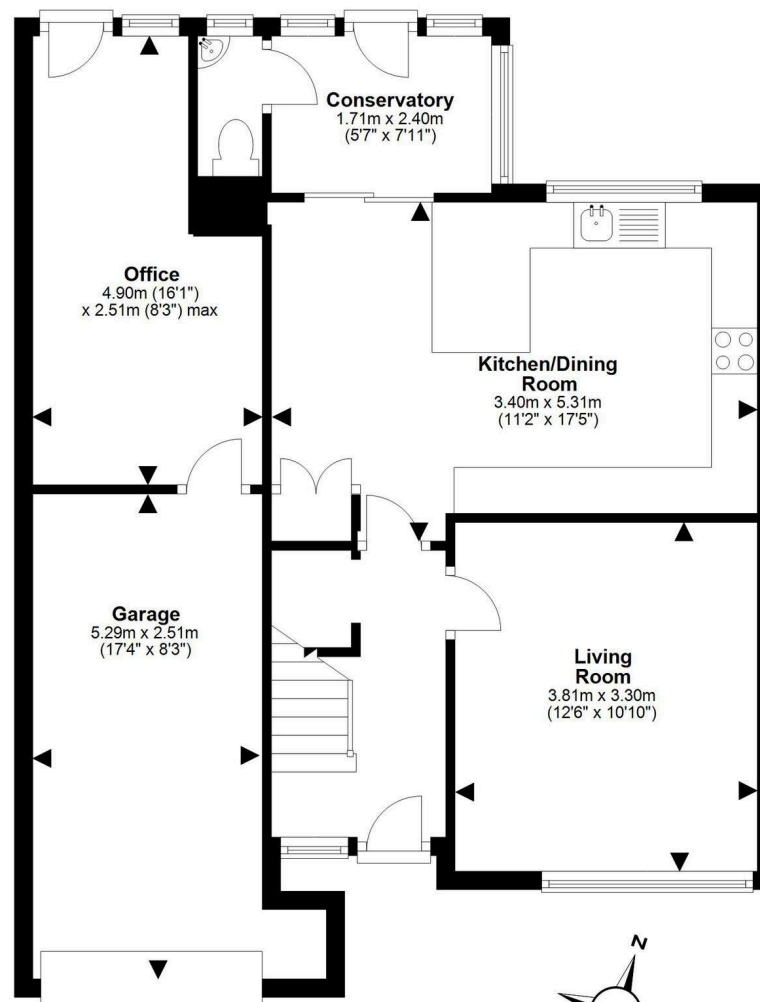
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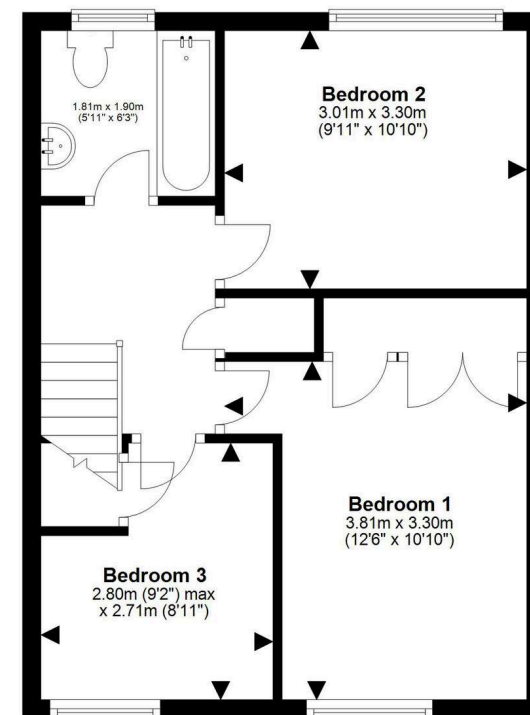


CHARTERED FIRM

Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.



Ground Floor



First Floor

This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.  
For details of the internal floor area, please refer to the Home Report.