



21 Inglis Avenue, Port Seton, EH32 0AD



Welcome to 21 Inglis Avenue

This well presented and lovely main door lower villa is offered to the market and would suit a whole host of buyers from first time to down-sizers and investors. The property has been well looked after and briefly comprises : vestibule entrance with an useful large cupboard; entrance hall with further storage. The lounge which is situated to the front, is of excellent proportions with a twin window formation and gives ample space for lounge and dining room furniture. Lovely modern kitchen with a good range of lower and upper units, excellent worktop space set of nicely with metro tiling and attractive vinyl flooring and windows giving a natural light. Both bedrooms are of generous size with bedroom 1 situated to the rear having a focal point from the fireplace. Family bathroom with window giving natural light, three piece suite comprising bath with shower over, wash hand basin and wc.

The property benefits from fresh decor, new combi gas central heating, double glazing to front / part secondary glazing to rear and good private gardens to the front and rear and with a shared communal drying area shared with one other. With the rear garden being SW facing there is the added benefit of sunshine from mid-morning until sun-set. There is unrestricted on street parking and the benefit of a covered pergola and decking to the rear of the property.





Port Seton

Port Seton enjoys a coastal setting on the southern shores of the Firth of Forth with a working harbour, lovely shore walks, open parks and countryside on the doorstep. 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 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. Regular bus services operate and 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.

Extras

Included in the sale is the pergola, kitchen blind, Washing machine, dishwasher (both around 2 yrs old) and the two garden sheds.

Get in touch

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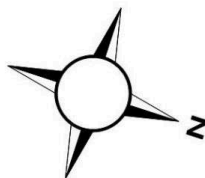
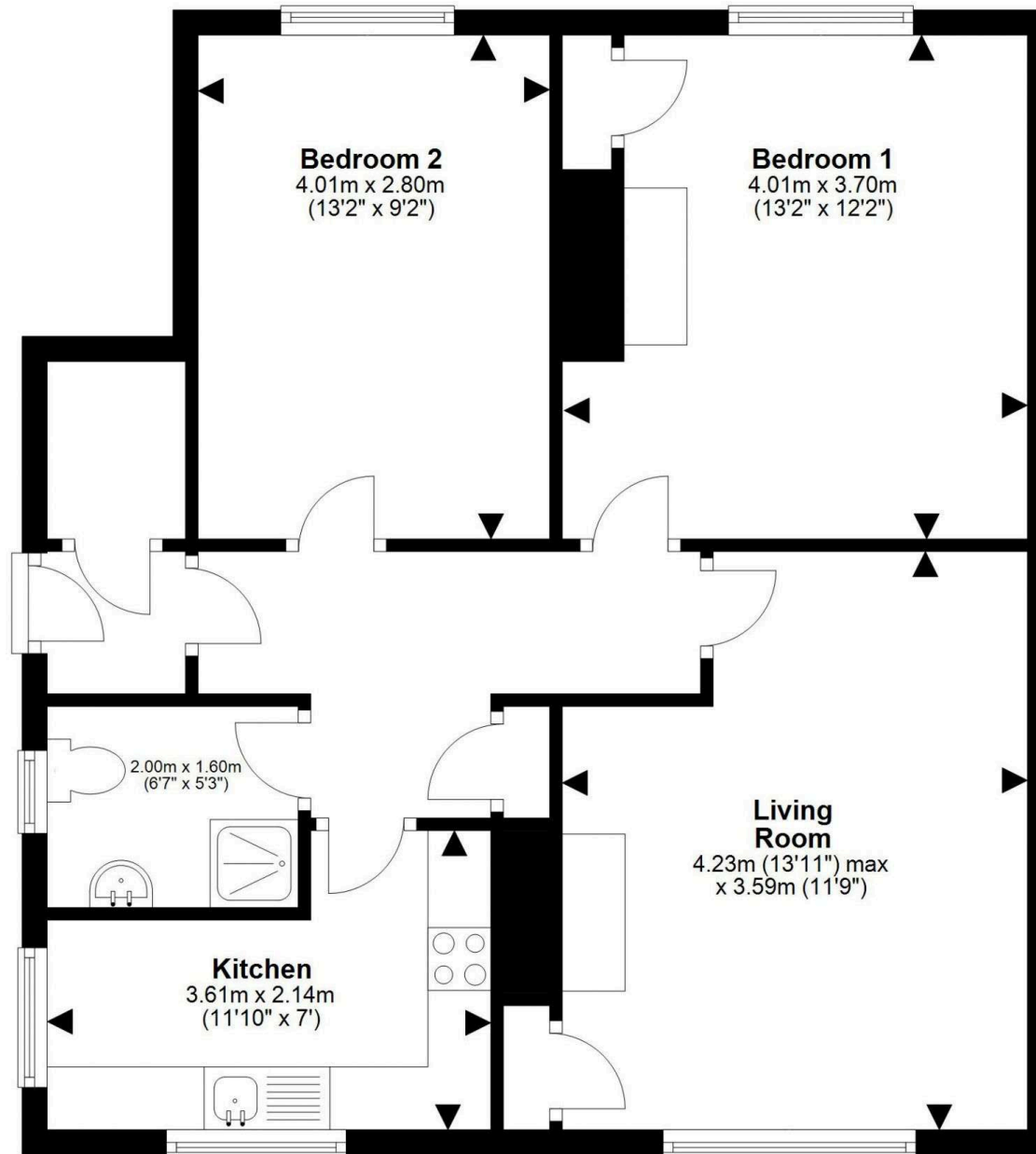
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For details of the total internal floor area, please refer to the Home Report.
This plan is for illustrative purposes only and should be used as such by a prospective buyer.