

# 12 Park View East Port Seton, EH32 0BD

OFFERS OVER £160,000



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- End terraced villa in a popular sought after street
- Living room with gas fire
- Fitted kitchen/diner, WC
- Two double bedrooms, both with storage
- Part tiled bathroom
- Gas central heating, double glazing
- Well maintained gardens to front, side and rear. Wooden garage
- EPC Band D, Council tax band C

### Description

Situated in a popular sought after street, this is a spacious (68m sq) end terraced villa, offering flexible family accommodation on a large corner plot. The property benefits from gas central heating and double glazing throughout. The accommodation, all in good decorative order comprises, on the ground floor an entrance hall, living room with gas fire, fitted kitchen/diner with understair storage and handy WC. Upstairs there are two generous double bedrooms, both with storage and a part tiled bathroom with three piece white suite including a shower and screen over the bath.





### 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 well maintained, enclosed garden with lawn and established flower borders whilst to the rear is an enclosed garden with lawn and a path which leads to the large side garden with lawn flower beds and borders, a large wooden garage and a wooden gate to the street.

### Extras

The fitted floor coverings, curtains, gas cooker, fridge and automatic washing machine are included within the sale price.

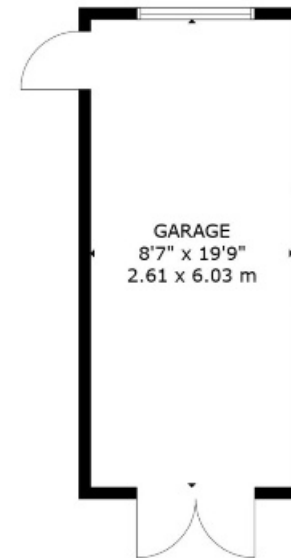
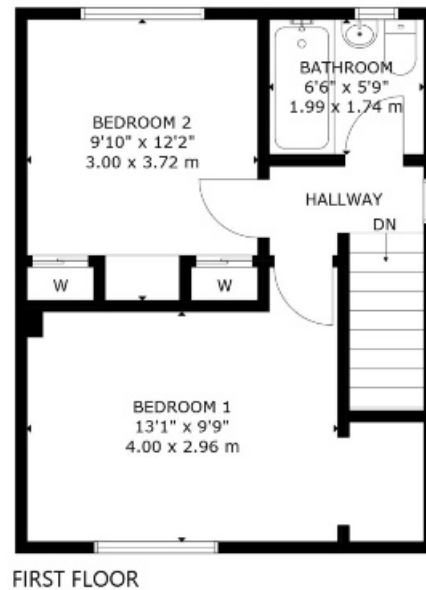
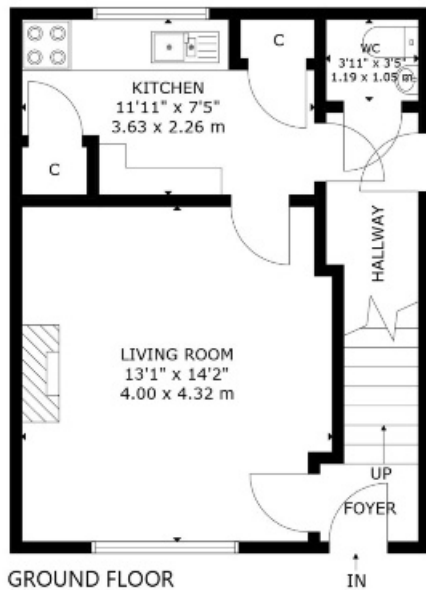
### Home Report

The property is valued at £165,000 and the Home Report is available via the ESPC listing.

### Viewing

By appointment telephone Agents on 0131 665 3131.





12 PARK VIEW EAST, PORT SETON, EH32 0BD  
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL AREA 740 SQ FT / 68 SQ M  
 GARAGE 169 SQ FT / 16 SQ M  
 All measurements and fixtures including doors and windows are  
 approximate and should be independently verified.  
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