



**65 NORTH SETON PARK**  
PORT SETON, PRESTONPANS, EH32 0BH





Offering generous storage and light-filled accommodation, this three-bedroom mid-terrace house is a wonderful home that is brought to market with neutral interiors throughout. The southeast-facing residence further benefits from two reception areas and two private gardens. It also has a central location in the coastal town of Port Seton. It is set beside the local park and community centre, and is within easy reach of convenience stores and eateries, as well as the rugged coastline and harbour.

The home is tucked behind a low-maintenance front garden that has a southeast-facing aspect, capturing lots of daily sun. Moving inside, you are welcomed by a vestibule and hall that both provide built-in storage. The crisp neutral décor and wood-textured floor flow from here into the living room, which is on the right. Enjoying spacious proportions and a southeast-facing picture window, this reception area is instantly inviting. It provides buyers with a blank canvas and also benefits from a handsome focal-point fireplace. Next door, there is a good-size dining room with built-in storage and open archways to the adjacent kitchen – perfect for socialising with family and friends. Sporting a generous range of cabinets, the kitchen has a popular aesthetic, appointed in wooden hues and with stone-inspired worktops. It is bright and airy, and it extends out into the rear garden.

## FEATURES

- A bright and spacious mid-terrace house
- Situated in the coastal town of Port Seton
- Lightly decorated interiors throughout
- Vestibule and hall both with storage
- Spacious living room with handsome fireplace
- Dining room openly connected to the kitchen
- Well-appointed kitchen with garden access
- Three double bedrooms with built-in wardrobes
- Three-piece bathroom with overhead shower
- Front garden with southeast-facing aspect
- Easy-to-maintain rear garden with a shed
- Unrestricted on-street parking
- Gas central heating and double glazing





The kitchen also comes with an integrated oven and electric hob, a concealed extractor, and an undercounter washing machine. Completing the ground floor is a white-tiled bathroom, equipped with a three-piece suite and overhead shower. On the first floor, a naturally-lit landing connects to an airing cupboard and three double bedrooms. The bedrooms all offer spacious dimensions, as well as built-in wardrobes to keep the interiors tidy. Each room is lightly decorated and laid with plush carpet too. Gas central heating and double glazing ensure year-round comfort. In addition to the front garden, the home has a fully-enclosed rear garden which has an easy-to-maintain design that is ideal for summer dining. It also comes with a shed for storage. Parking in the area is on street and unrestricted.

Extras: all fitted floor and window coverings, light fittings, integrated kitchen appliances, and a washing machine to be included in the sale.







## Port Seton, East Lothian

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.





OFFERS TO:  
22 Hardgate  
Haddington  
EH41 3JS

Tel: 01620 825 368  
Fax: 01620 824 671

DX540733 Haddington



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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

