



3 North Seton Park, Port Seton, EH32 0EA



Welcome

This spacious and well-presented upper villa offers bright, well-proportioned accommodation, ideal for a range of buyers. The welcoming lounge is flooded with natural light and provides excellent space for both lounge and dining furniture, creating a versatile and comfortable living area. The kitchen is well equipped with a good range of wall and base units, generous worktop space and attractive tiling around the work surfaces. It incorporates a gas hob, electric oven and space for a washing machine, along with an additional storage cupboard.

There are two generously sized double bedrooms, both offering excellent proportions and built-in storage. The modern bathroom is fitted with a bath, wash hand basin set within a vanity unit and WC, with a window providing natural light and ventilation. Further benefits include access to attic space, gas central heating and double glazing.

A standout feature of this property is the exceptionally generous outdoor space. There are private gardens to the side and rear, as well as access to communal gardens. In addition, the property boasts a double garage and driveway, providing excellent off-street parking and storage-an uncommon and highly desirable feature for a property of this type.





Port Seton

This popular East Lothian location offers a wonderful balance of peaceful seaside living and excellent connectivity to Edinburgh.

Port Seton is renowned for its charming harbour, scenic promenade and access to beautiful coastline, including nearby Seton Sands and the John Muir Way, perfect for walking, cycling and enjoying the outdoors.

The area is well served by local amenities including convenience shopping, cafés, and the nearby Port Seton Community Centre which offers a wide range of leisure facilities, fitness classes and activities for all ages. Further amenities can be found in neighbouring Prestonpans and Musselburgh, providing supermarkets, restaurants and additional services.

For commuters, the location is particularly appealing with regular bus services providing direct access into Edinburgh city centre, while Prestonpans railway station-just a short drive away-offers swift rail links into Edinburgh and beyond. Well-regarded schooling is available locally at Cockenzie Primary School and Preston Lodge High School, making the area popular with families.

Extras

Included in the sale are all light fittings and window coverings.



Get in touch

 mcdougallmcqueen.co.uk

 property@mcdougallmcqueen.co.uk

 0131 240 3818

Property Hub:

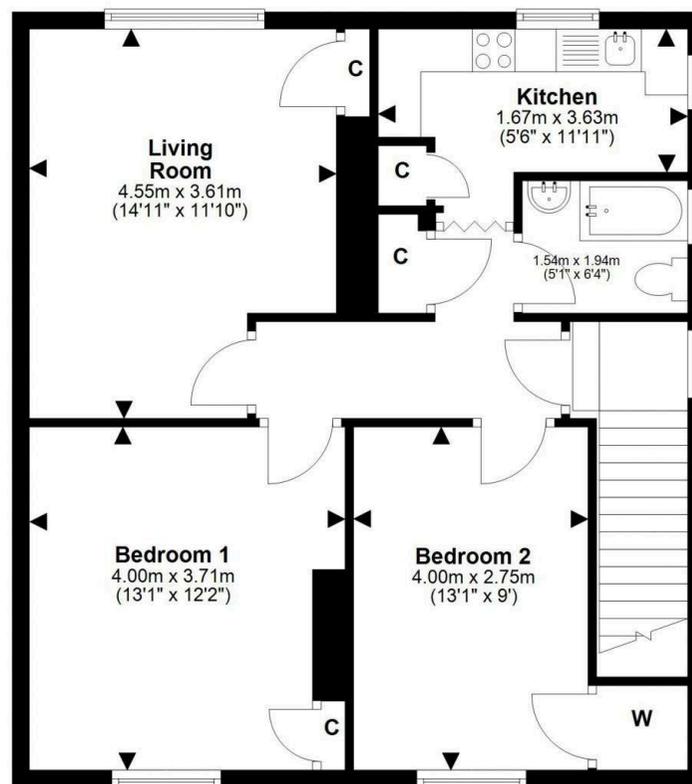
25-27 High Street, Dalkeith
EH22 1JB

Bruntsfield Office:

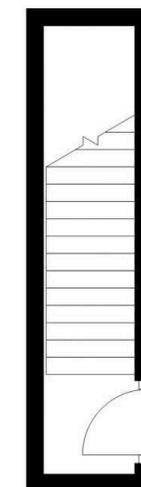
103-105 Bruntsfield Place,
Edinburgh EH10 4EQ



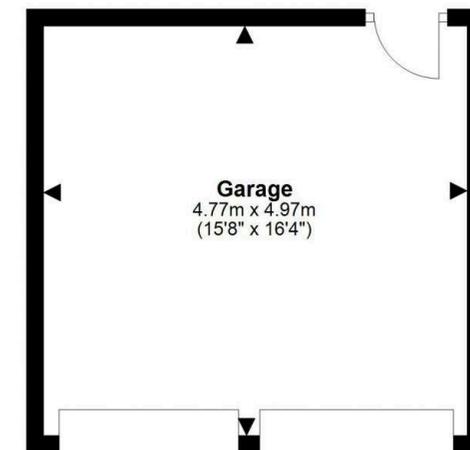
Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted 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 systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



First Floor



Ground 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.