

OFFERS OVER £115,000

33b Castle Walk

Port Seton, EH32 0ER

drummond**miller**
Solicitors & Estate Agents



- Bright, modern ground floor flat
- In excellent decorative order
- Hall, livingroom
- Modern fitted kitchen with appliances
- Double bedroom and modern, stylish shower room
- Double glazing. Electric heating
- Communal gardens. Off street parking
- EPC Band D, Council tax band A

Description

Situated within a modern, popular development, this is an immaculate and bright (30m sq) ground floor flat which would make an ideal 1st time buy or buy to let. In excellent decorative order, the property benefits from secure entryphone system, electric heating and double glazing throughout. The accommodation comprises, a well maintained shared entrance and stair, hall with storage cupboard, front facing sittingroom with twin windows, rear facing modern fitted kitchen with appliances, front facing double bedroom and an internal, stylish part tiled bathroom with modern white two piece suite and walk in glazed shower cubicle with an electric shower.





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 & Parking

To the front of the property is a well maintained communal garden whilst to the both the front and rear there is private residents car parking.

Extras

All the fitted floor coverings, blinds, integrated electric hob, oven, chimney style cooker hood, automatic washing machine and fridge/freezer are included within the sale price.

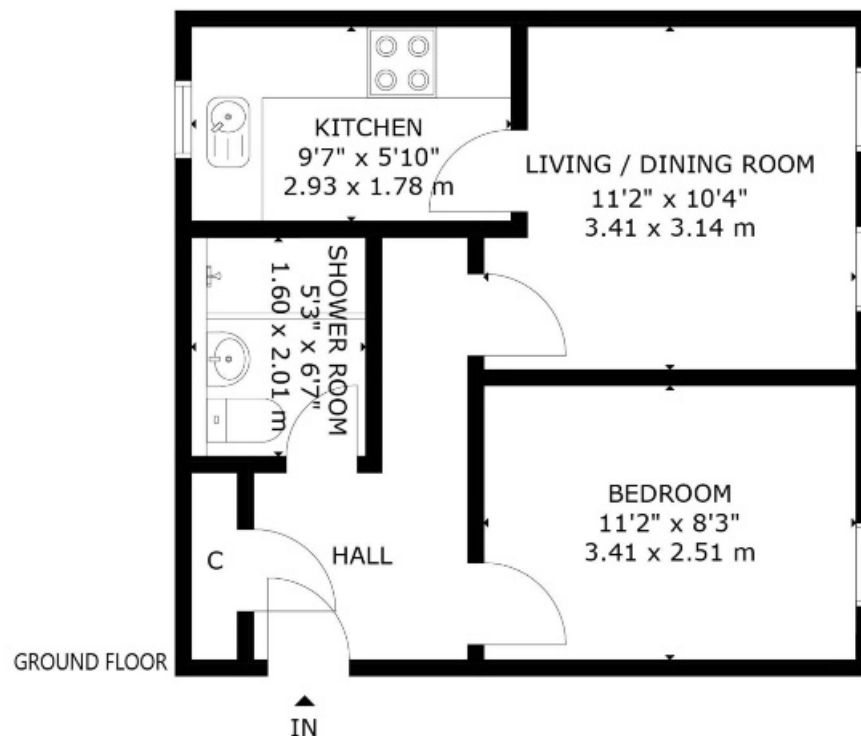
Home Report

The property is valued at £120,000 and the Home Report is available via the ESPC listing.

Viewing

By appointment telephone Agents on 0131 665 3131.





33B CASTLE WALK, PORT SETON, EH32 0ER
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 380 SQ FT / 35 SQ M
All measurements and fixtures including doors and windows are
approximate and should be independently verified.
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