



14 The Promenade, Port Seton, EH32 0DF



Welcome

Welcome to 14 The Promenade, Port Seton, a bright and spacious rarely available two-bedroom ground floor flat with secure communal entry and its own door access to private garden grounds, situated in a sought-after residential area with coastline views in the lovely East Lothian town of Port Seton. This is a wonderful opportunity to acquire what will make an excellent first-time purchase, ground floor downsize opportunity or property investment. Presented in clean condition throughout, the property has residents parking and is within walking distance of all amenities. It is sure to be a popular choice as Port Seton is ideally placed for the commute to Edinburgh city centre, the A1, City Bypass and Scottish road network. Viewing is by appointment and should be made at your earliest convenience.

- Secure communal entrance
- Hallway with ample storage
- Spacious living and dining room with superb coastal views
- Fitted kitchen with access to the private garden grounds, a range of base and wall units, electric ceramic cooker, washing machine, and fridge freezer
- Main bedroom with front facing window, featuring built-in bedroom furniture, wardrobes and storage
- Bedroom two with built-in wardrobes and front facing window
- Shower room with double shower base with electric shower, wc and sink
- Double glazing and electric storage heating
- Residents parking and ample additional on-street parking



Port Seton

Port Seton, nestled on the scenic coast of East Lothian, is a delightful harbour town where the charm of its maritime heritage meets the beauty of the Scottish shoreline. The traditional fishing harbour, framed by colourful boats, echoes a proud and enduring history. The area is celebrated for its sweeping sandy beaches and invigorating coastal paths along the Firth of Forth, providing a haven for walkers, cyclists, and nature lovers. Residents and visitors alike enjoy a warm, welcoming village atmosphere complemented by a range of local shops, cafés, and community activities. Port Seton also benefits from excellent schools and amenities, while convenient transport links ensure Edinburgh is just a short journey away, offering the perfect balance between peaceful seaside living and city accessibility.

Extras

Included in the sale are: floor coverings, light fittings, blinds where fitted, cooker and remaining free-standing appliances. No warranty applies to any integrated appliance, free standing white goods, or any movable items included in the sale and these items are deemed sold as seen.



Get in touch

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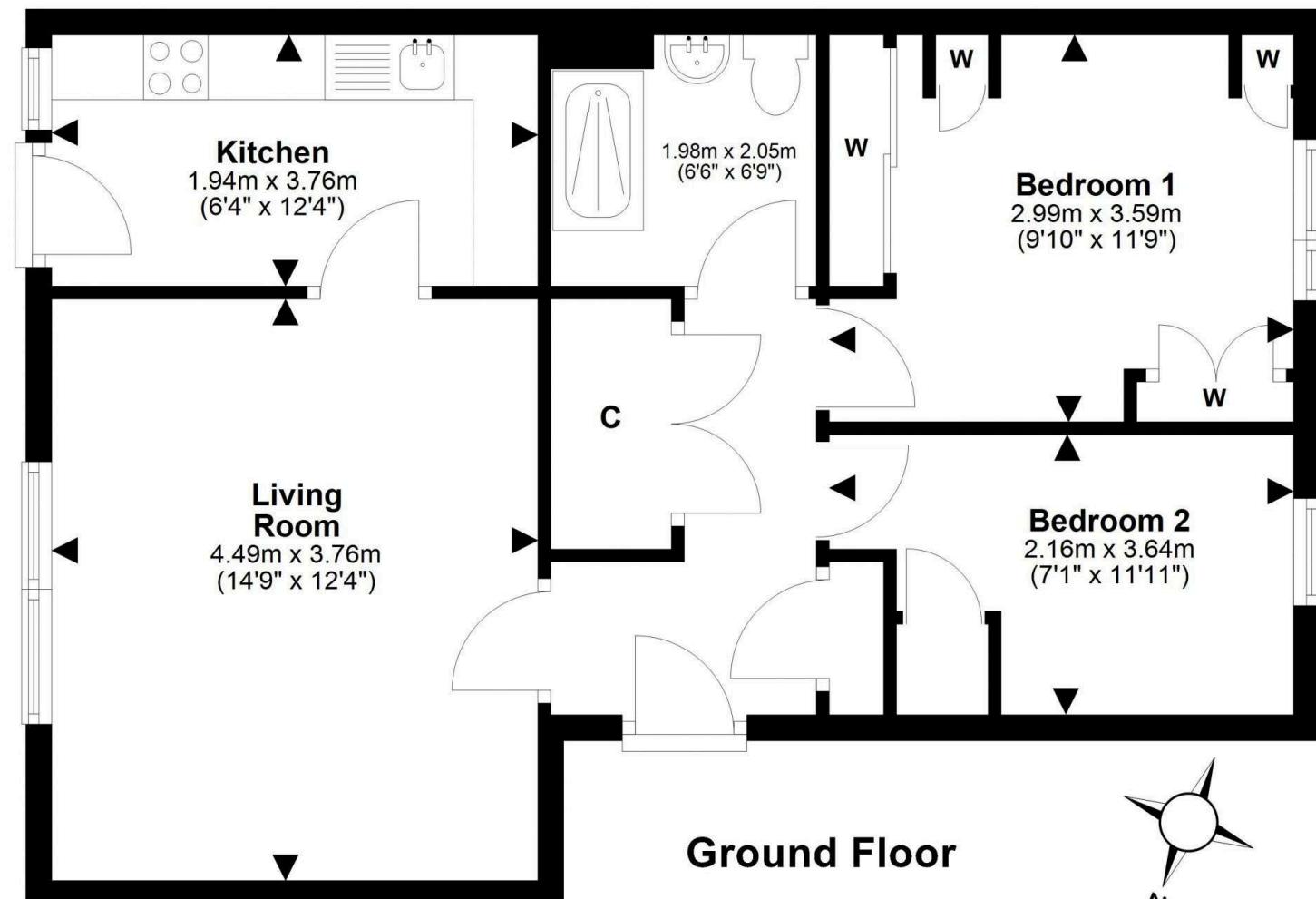
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EH22 1JB

Bruntsfield Office:

103-105 Bruntsfield Place,
Edinburgh EH10 4EQ

 **CHARTERED FIRM**

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.



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.