

OFFERS OVER £120,000

2 Barracks Street

Port Seton, EH32 0DX

drummondmiller

Solicitors & Estate Agents



- Traditional stone built upper flat with sea views
- Dual aspect livingroom
- Fitted kitchen/diner with appliances
- Generous double bedroom
- Part tiled bathroom
- Gas central heating, double glazing
- On street parking
- EPC Band D, Council tax band C

Description

Situated in a popular sought after seaside village, this is a spacious (54m sq) stone built upper flat, built in 1909. The property benefits from gas central heating and double glazing throughout. The accommodation, all in good decorative order comprises, a well maintained shared entrance and stair, bright entrance hall with storage cupboard, dual aspect living room with sea views, fitted kitchen/diner with appliances, generous double bedroom with fitted wardrobes and Edinburgh press and finally, a modern part tiled bathroom with three piece white suite including a shower, curtain and rail 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 & Parking

There is ample unrestricted on street parking available on Barracks Street.

Extras

The fitted floor coverings, blinds, gas hob, oven, cooker hood, fridge/freezer and automatic washing machine are included within the sale price.

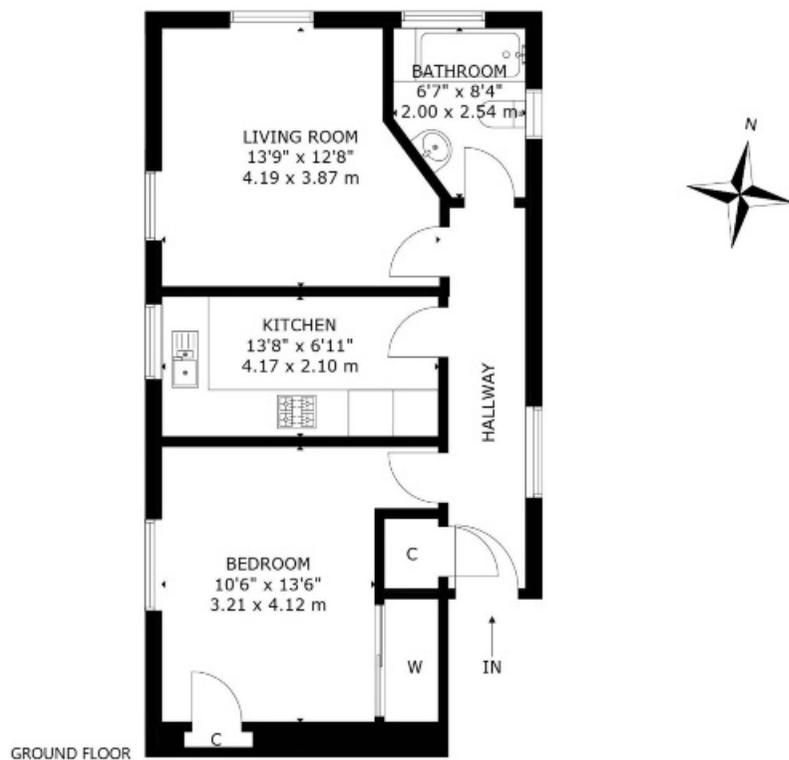
Home Report

The property is valued at £125,000 and the Home Report is available via the ESPC listing.

Viewing

By appointment telephone Agents on 0131 665 3131.





GROUND FLOOR

2 BARRACKS STREET, PORT SETON, EH32 0D
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 603 SQ FT / 56 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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