



26 Seton Court, Port Seton, Prestonpans, East Lothian, EH32 0TU

Light and Immaculately Presented, Three-Bedroom, Semi-Detached Home

Up to date price and viewing info at mov8realestate.com/property



Property Description

Light and immaculately presented, three-bedroom, semi-detached home, with a driveway and gardens. Located in a quiet and popular residential area of Port Seton, East Lothian.

Comprises an entrance hallway, living/dining room, kitchen, three double bedrooms and a family bathroom.

Highlights include a modern fitted kitchen, with appliances, a stylish bathroom and continuous flooring for the ground floor. In move-in condition, there is also gas central heating, double glazing and good storage provision, including a floored loft.

There are generous low-maintenance gardens, incorporating a driveway to the front, a synthetic turf lawn and patios to the rear, with established shrubbery.

A bright, welcoming entrance hall, with storage, is finished with contemporary, wood-effect flooring, which continues throughout the ground floor. On the right, a tastefully presented reception room offers ample space for freestanding lounge furniture and flows openly into a dining room, with views across the rear garden. Next door, a kitchen, with garden access, is fitted with modern, wood-effect units, stone-effect worktops and metro-tyled splashbacks. Appliances include an integrated oven, a SMEG induction hob, a fridge, a freezer, a dishwasher and a freestanding washing machine.

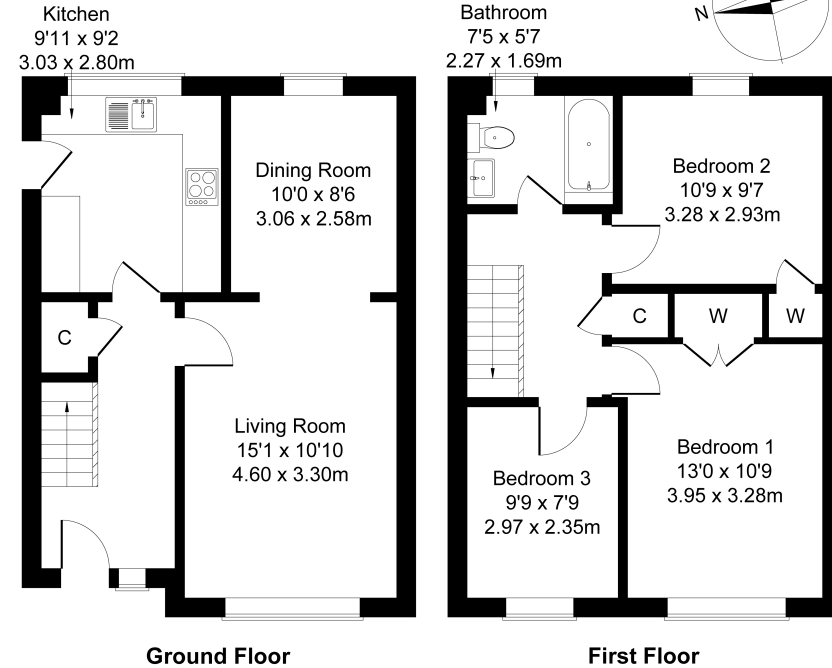
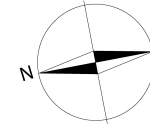
Set to either aspect upstairs, three carpeted bedrooms continue the tasteful presentation of the living space, with two further benefiting from built-in wardrobe storage.

Completing the accommodation, a stylish family bathroom comprises a three-piece suite, a shower-over-bath, vanity storage, a chrome, ladder-style radiator and tiled splash walls.



26 Seton Court, Port Seton EH32 0TU

Approximate Gross Internal Area: (915 sq ft - 85 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Port Seton and Cockenzie are popular commuting bases in East Lothian and began as fishing villages, as a pleasant walk around their old towns and harbours will testify. There are excellent shops and facilities in the town, including a Co-operative Food, and a wider selection of amenities in nearby Prestonpans, whilst along the A1, Fort Kinnaird retail park offers a wide range of high-street shopping, popular restaurants and a multi-screen

cinema. Primary schooling is provided for locally, with secondary schooling available in Prestonpans. Plenty of sandy beaches and wildlife reserves are located along the east coast, as well as many golf courses. Public transport is available for connections into Edinburgh and includes the train station at Prestonpans, which also has a car park, making for an easy commute right to the heart of Edinburgh.





Our Services

- Free pre-sale property valuations
- Great value fixed estate agency fees
- Extensive buyer matching database
- Purchase and sale conveyancing

Contact Us

0345 646 0208

sales@mov8realestate.com

www.mov8.com

Head Office

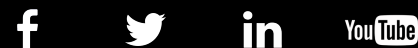
6 Redheughs Rigg, Edinburgh, EH12 9DQ

Glasgow Office

77 Renfrew Street, Glasgow, G2 3BZ



Estate Agents and Solicitors



These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor are they to scale. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any prospective purchaser should not rely on them as statements or representations of fact, and any prospective purchaser must satisfy themselves by inspection or otherwise as to the correctness of each of them. The Seller shall not be bound to accept the highest or any offer nor to accept a full offer of the Fixed Price where this is applicable. Approximate measurements have been taken by sonic device and measurements are most often taken to the widest point of any room or space. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Offers should be made using the Combined Standard Clauses.