



41 South Seton Park, Port Seton, Prestonpans, East Lothian, EH32 0BE

Immaculately Presented, Three-Bedroom, Mid-Terrace Home with Garden & Driveway

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Property Description

Immaculately presented, three-bedroom, south-facing, mid-terrace home, with a driveway and garden. Located in a quiet and popular residential area of Port Seton, East Lothian.

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

Highlights include a modern fitted kitchen and bathroom, and an upgraded anthracite front door and double-glazed window frames. Tastefully finished throughout in contemporary decor, further features include gas central heating and good storage provision including a loft.

Externally, the property benefits from low-maintenance landscaping incorporating the driveway, whilst an enclosed rear garden features a patio, lawn and two store sheds.

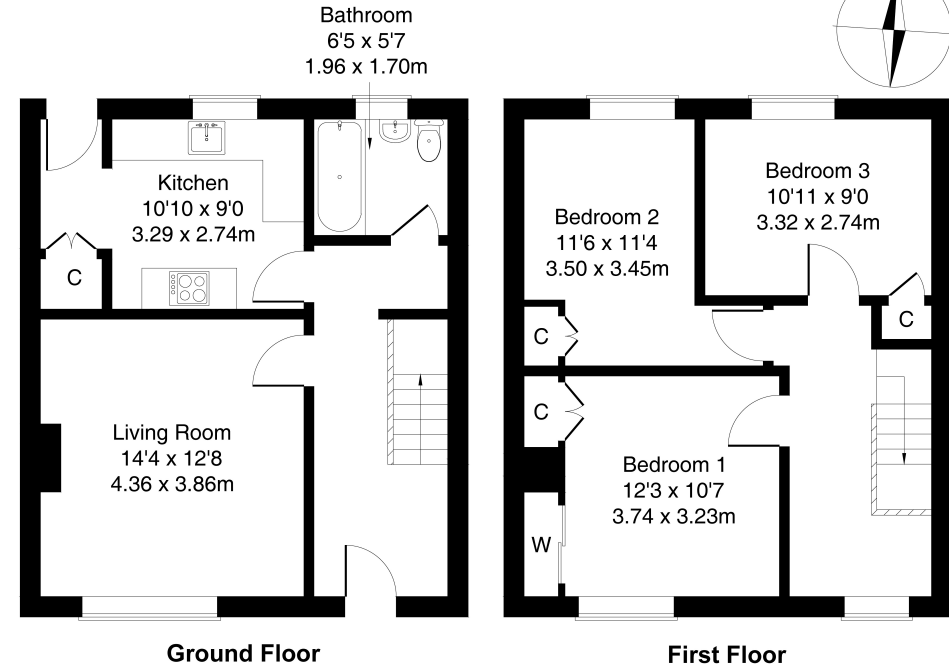
A welcoming entrance hall affords access to the carpeted stairs leading to the upper hall and throughout the ground floor, and features ample understairs storage space. Set to the front, a spacious living room enjoys a southerly-facing aspect with plentiful natural light, and features carpeted flooring, a central light fitting, plain coving and a fireplace with a stove.

The kitchen is set to the rear with a door leading to the garden, wood effect flooring and a convenient built-in cupboard, whilst fitted modern units and worktops include a sink with a drainer, a tiled surround and space for freestanding appliances.

Completing the ground floor, the bathroom is fitted with a contemporary three-piece suite including a mains mixer shower over the bath and tiled splash walls.

On the upper floor, bedroom one is set to the front, offering a generous room size with carpeted flooring and superb storage with a built-in mirrored wardrobe and a further built-in cupboard. Two further carpeted bedrooms are set to the rear, similarly well-sized, both with built-in storage.

mov⁸ REAL ESTATE 41 South Seton Park, Prestonpans, EH32 0BE
Estate Agents and Solicitors Approximate Gross Internal Area: (893 sq ft - 83 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

locally, with secondary schooling available in Prestonpans. There is an abundance of sandy beaches and wildlife reserves heading east along the 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.





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