



12 North Seton Park, Port Seton, Prestonpans, East Lothian, EH32 0AE

Tastefully Presented & Spacious, Two-Bedroom, Mid-Terrace Home with Gardens & Driveway

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Property Description

Tastefully presented and spacious, two-bedroom, mid-terrace house with gardens and driveway. Set in a quiet residential side street, in the coastal town of Port Seton, East Lothian.

Comprises an entrance hall, living room, dining/kitchen, conservatory, two double bedrooms, and a bathroom.

Highlights include generous public rooms, a fitted kitchen; and superb storage including a generous and flexible loft space, with flooring and lighting. In addition, there is gas central heating, double glazing, and a gas fireplace for the lounge.

Externally, the property benefits from low-maintenance landscaping to the front offering off-street parking; and a highly-maintained rear garden with a patio, a lawn and two large store sheds.

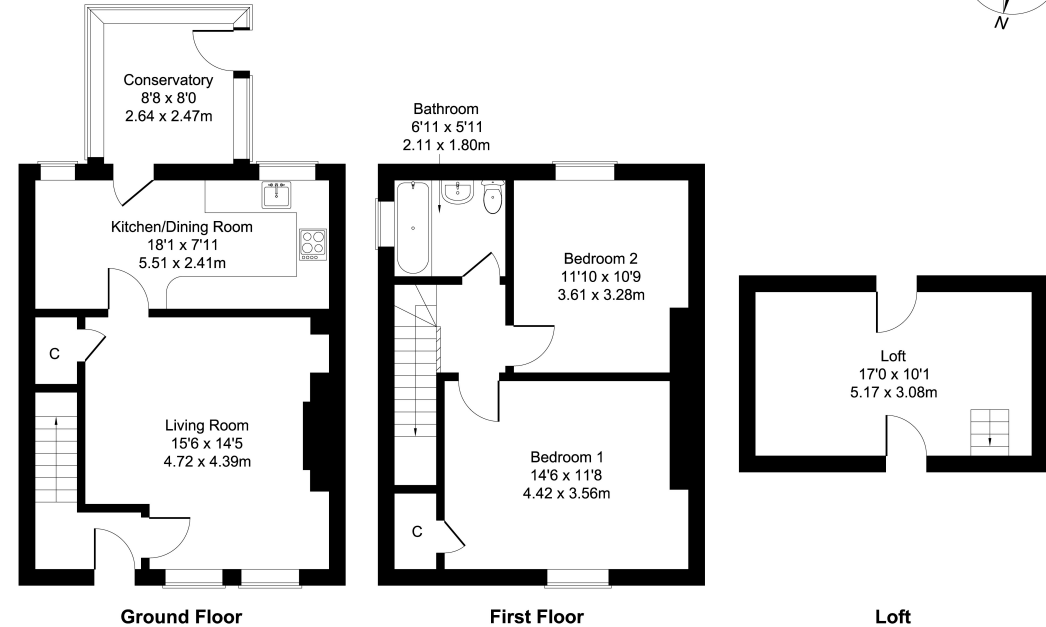
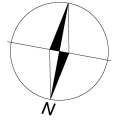
A welcoming entrance hall affords access to the carpeted stairs leading to the upper floor; and opens into a bright front-facing living room, with light decor, carpeted flooring, a central light fitting, a gas fireplace, an 'Edinburgh press' with shelves and storage, and a built-in cupboard. Set off the lounge, to the rear, a spacious dining kitchen features ample space for dining furniture and access to a good-sized conservatory, offering a further public room and a patio door leading to the southerly-facing rear garden. Traditional-style fitted units include wood effect worktops, a tiled surround, a sink with a drainer; and an integrated electric oven and a five-ring gas hob; with white goods available by separate negotiation.

On the upper floor, bedroom one is set to the front, offering a generous room for freestanding furnishing, finished with light decor, carpeted flooring and a built-in cupboard; whilst a further well-finished double bedroom is set to the rear. Completing the accommodation, the bathroom is fitted with a three-piece suite, including a shower over the bath, tiled splash walls, and a heated towel rail; whilst the loft is accessed via a Ramsey ladder.



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Approximate Gross Internal Area: (1113 sq ft - 103 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 are 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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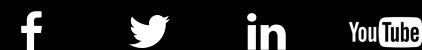
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Estate Agents and Solicitors



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