



Estate Agents and Solicitors

18 Inglis Avenue, Port Seton, Prestonpans, East Lothian, EH32 0AD

Tastefully Presented, Two-Bedroom, Traditional, Lower Villa

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Property Description

Tastefully presented, two-bedroom, traditional, lower villa, with front and rear gardens. Located in an established residential area of Port Seton, East Lothian.

Comprises a vestibule, hallway, living/dining room, kitchen, two double bedrooms and a shower room. Highlights include a modern kitchen, gas central heating, double glazing and well-proportioned rooms.

Externally, there is a front, lawned garden, whilst a generous, enclosed, rear garden has a lawn, a shed (sold as seen) and a patio.

A bright, entrance vestibule leads into a welcoming hallway, both including storage and both finished with contemporary, light, grey decor and carpeting. Located at the end of the hall, a spacious, front-facing reception room is finished with modern, wood-effect flooring and includes a feature fire surround and a shelved alcove. Ample space is available for both lounge and dining furniture, if desired. Next door, a kitchen is fitted with modern, light-grey units and wood-effect worktops. Appliances include an integrated oven, an induction hob, a stainless-steel canopy and a dishwasher, whilst plumbing and space are provided for a fridge/freezer and a washing machine.

Set to the rear, enjoying garden views, two flexible, double bedrooms benefit from the generous proportions of the living space and provide plenty of space for freestanding furniture and storage.

Completing the accommodation a shower room comprises a glazed, corner, shower cubicle, a white, two-piece suite, a chrome, ladder-style radiator and tiled, splash walls and flooring.

A Virtual 360 Tour is available online.



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Approximate Gross Internal Area: (670 sq ft - 65 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. 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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