



61 South Seton Park, Port Seton, Prestonpans, East Lothian, EH32 0BW

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

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Property Description

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

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

Ready-to-move-in, highlights include a modern fitted kitchen with a full range of appliances, a stylish bathroom; and a flexible loft space, currently used as a study. In addition, there is double glazing, gas central heating, good storage provision, and contemporary flooring and lighting.

Externally, to the front, is a gated, paved driveway; whilst to the rear is a paved patio, synthetic turf lawn, modern pergola, and a store shed with power and lighting.

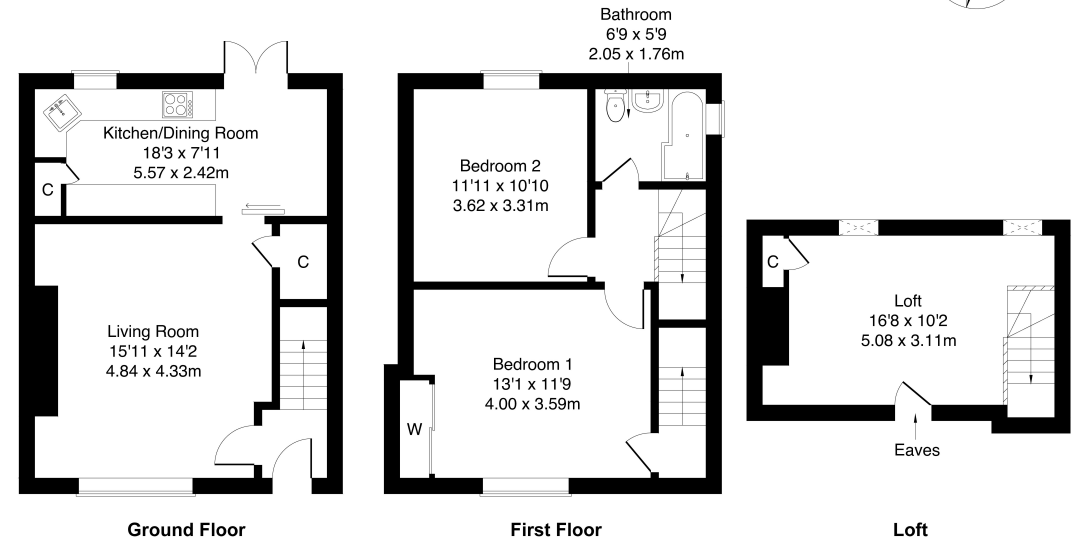
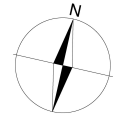
A welcoming entrance affords access to the carpeted stairs leading to the upper hall; and to the front-facing living room, enjoying a southerly aspect allowing plentiful natural light, and includes wood effect flooring, a press cupboard and shelves, and a feature wall with a wall-mount TV point. Set off the living area, a spacious kitchen offers space for dining and patio doors accessing the rear garden; whilst fitted units include stone effect worktops, a sink and separate drainer; and an integrated oven, gas hob, dishwasher and washing machine; with a freestanding fridge/freezer set in the under-stair cupboard.

On the upper floor, bedroom one offers a generously sized room, complete with carpeted flooring and a built-in wardrobe, whilst affording access to the loft, with a spacious study finished with carpeted flooring, light decor and Velux-style windows. Bedroom two is set to the rear, with wood effect flooring and light decor. Completing the accommodation, the bathroom has a side aspect window, and is fitted with a modern three-piece suite, including a ceiling integrated rainfall shower over the bath, tiled splash walls and a ladder-style radiator.



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Approximate Gross Internal Area: (1087 sq ft - 101 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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