



13 Castle Road, Port Seton, Prestonpans, East Lothian, EH32 0EH

Light & Well-Presented, One Bedroom, Ground Floor Flat

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Property Description

Light and well-presented, one-bedroom, ground floor flat, forming part of an established development. Located in a quiet residential area of Port Seton, East Lothian.

Comprises an entrance hall, living/dining room, kitchen, a double bedroom, and a bathroom.

An ideal starter home or buy-to-let, highlights include a modern fitted kitchen with appliances, gas central heating and double glazing. In addition, there is a fully tiled bathroom and good storage, including an allocated store in the communal hall.

The development also has a secured entry system, an enclosed drying area to the rear, and unrestricted parking bays to the front.

A welcoming entrance hall features wood-effect flooring and cloak space, and gives access to the living room and bathroom. A spacious living room enjoys a southerly aspect allowing plentiful natural light and includes carpeted flooring, plain coving, a built-in store cupboard and a central light fitting.

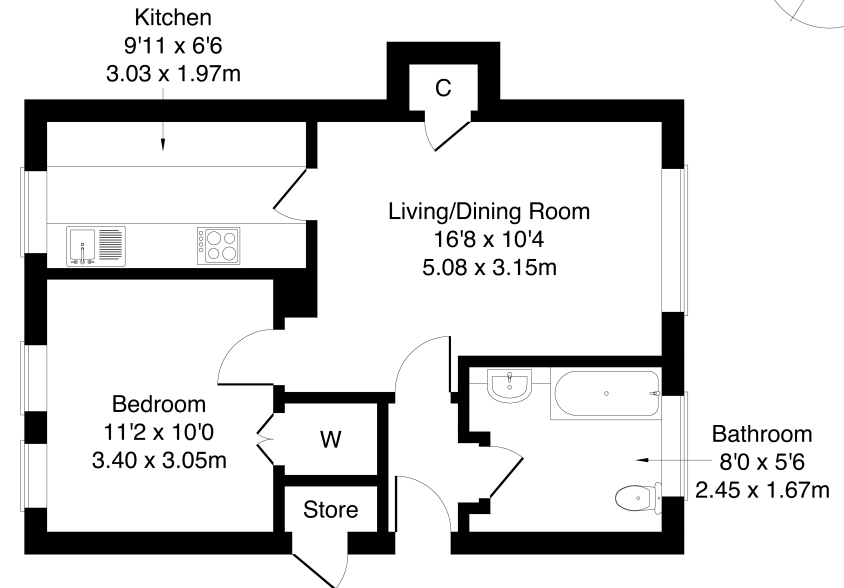
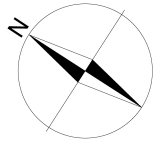
Set off the lounge, a bright, modern kitchen has a rear-facing window; with fitted units and worktops including a sink with drainer, a freestanding washing machine, fridge, and freezer; and an integrated electric oven and ceramic hob.

A good-sized bedroom is also set to the rear and features a built-in wardrobe, carpeted flooring, coving and a central light fitting. Completing the accommodation, the fully tiled bathroom is fitted with a three-piece suite, including a shower unit over the bath.



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Approximate Gross Internal Area: (495 sq ft - 46 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.





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