



**Estate Agents and Solicitors** 

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

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

Up to date price and viewing info at mov8realestate.com/property

**ESPC** rightmove ○ Zoopla

## **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.

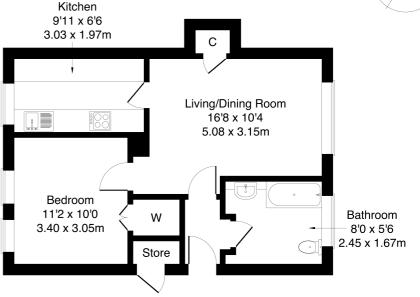
A good-sized bedroom is also set to the rear and features a built-in wardrobe, carpeted flooring, coving and a central light fitting. Completing the accommodation, the fully tiled bathroom is fitted with a three-piece suite, including a shower unit over the bath.



# mov<sup>8</sup> 13 Castle Road, Port Seton, EH32 0EH

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.



















### **Our Services**

- Free pre-sale property valuations
- Great value fixed estate agency fees
- Extensive buyer matching database
- Purchase and sale conveyancing

#### **Contact Us**

0345 646 0208

sales@mov8realestate.com

www.mov8.com

#### **Head Office**

6 Redheughs Rigg, Edinburgh, EH12 9DQ

### **Glasgow Office**

77 Renfrew Street, Glasgow, G2 3BZ



**Estate Agents and Solicitors** 









These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor are they to scale. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any prospective purchaser should not rely on them as statements or representations of fact, and any prospective purchaser must satisfy themselves by inspection or otherwise as to the correctness of each of them. The Seller shall not be bound to accept the highest or any offer nor to accept a full offer of the Fixed Price where this is applicable. Approximate measurements have been taken by sonic device and measurements are most often taken to the widest point of any room or space. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Offers should be made using the Combined Standard Clauses.