



**48 SETON COURT  
PORT SETON  
EAST LOTHIAN  
EH32 0TU**

**FIXED PRICE  
£242,000**

 **CONNELL & CONNELL** WS  
SOLICITORS AND ESTATE AGENTS



**ATTRACTIVE  
SEMI-DETACHED  
VILLA WITH LOVELY  
SOUTH FACING GARDEN  
AND OPEN VIEWS SET IN A  
MODERN DEVELOPMENT  
CLOSE TO GOOD LOCAL  
AMENITIES**

VIEWING  
BY APPOINTMENT  
TELEPHONE AGENTS  
0131 524 3800 FOR  
AN APPOINTMENT

Port Seton is a former fishing village based on the east coast of Scotland. Port Seton still has a working harbour and it has grown in recent years to become a town particularly popular with those looking for a short commute into Edinburgh City Centre. Lovely sea front and coastal walks are located close by including the John Muir Way.

There are a good range of local amenities on offer including a Co-op supermarket. A wider selection of shops and amenities are close by in both Prestonpans and Musselburgh. Fort Kinnaird is just over 8 miles away and offers a wealth of restaurants, high street shopping and an Odeon cinema.

Regular bus services provide access to the surrounding areas via the A1 and Edinburgh City Bypass. Prestonpans and Longniddry train stations are also just a short drive from the property and provide regular services to Edinburgh Waverley.

Internally the property is in great decorative order throughout and benefits from gas central heating, double glazing and good storage facilities. The integrated kitchen appliances are included in the sale.

A driveway provides off street parking. Private garden to front and lovely, south facing, garden to rear.





## PROPERTY DETAILS

- \* Entrance Hall with carpeted staircase to upper floor. Telephone point. Under stair cupboard with shelving.
- \* Bright and spacious Lounge / Dining Room with windows to front and French doors giving direct access to the rear garden. TV point. Space for large dining table and chairs.
- \* Full fitted Kitchen with matching wall and base units. Integrated gas hob, electric oven and hood. Ample work surfaces with integrated stainless-steel sink with drainer and tiled splashback. Integrated fridge/freezer. Plumbed for washing machine and dishwasher. Window to rear with open outlook over garden. Door to side.
- \* Upper Hall with attic access hatch. Airing cupboard.
- \* Large Double Bedroom with window to front with open outlook. Large built in mirrored wardrobe with hanging space and shelving.
- \* Second Double Bedroom with window to rear with lovely open outlook. Built in cupboard.
- \* Third Bedroom with window to front.
- \* Brand new and stylish Shower Room with white two-piece suite comprising wash hand basin with vanity unit below and matching tall cupboard, WC. Shower compartment with electric shower. Mirror. Shaver point. Frosted window to rear.

Energy Efficiency Rating: C

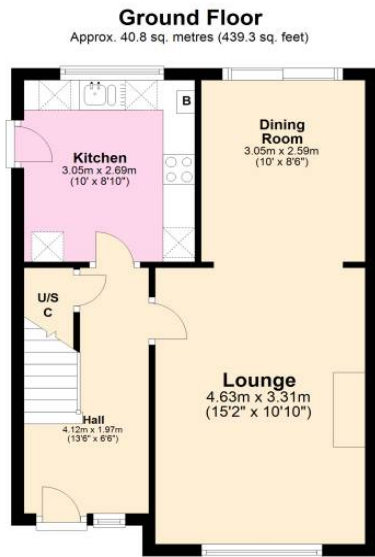


## EXTERNAL

A driveway provides off-street parking for two cars. The front garden features a large lawn. The south facing rear garden is fully enclosed and features a lawn bordered with an attractive array of established plants and shrubs. Patio with space for garden furniture. The garden shed and greenhouse are included in the sale.







Photographs and floorplan by Mike Dooley Photography 07730 560286  
Whilst every attempt has been made to ensure the accuracy of this floorplan, measurements of rooms and any other items are approximate and no responsibility is taken for any error or omission. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

Note: Measurements are for general guidance only and are not warranted. These particulars do not form part of any contract. The floor plan is for illustrative purposes only and as such is not drawn to scale.



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\* Please contact us for a free consultation or valuation

Connell & Connell are a traditional firm of family solicitors established in 1924 and dealing with all aspects of General Practice.

