

OFFERS OVER £200,000

13 Johnston Terrace
Port Seton, EH32 0BB

drummondmiller
Solicitors & Estate Agents



- Mid terraced villa in a popular sought after street
- living room with feature fireplace
- Fitted kitchen/breakfastroom
- Three double bedrooms, all with storage
- Part tiled shower room
- Partial gas central heating, double glazing
- Well maintained gardens to front and rear. On street parking
- EPC Band C, Council tax band C

Description

Situated in a popular sought after street, this is a spacious (86m sq) mid terraced villa, offering flexible family accommodation. The property, now in need of some cosmetic upgrading, benefits from partial gas central heating and full double glazing throughout. The accommodation comprises, on the ground floor an entrance vestibule, hall, living room with electric fire set within an attractive surround, sizeable fitted kitchen/breakfastroom and a part tiled, part modern panelled shower room with two piece white suite and walk in shower. Upstairs there are three generous double bedrooms, all with storage.





Location

Port Seton enjoys a coastal setting on the southern shores of the Firth of Forth with attractive working harbour. It is a quiet yet convenient setting only 5 miles from the centre of Musselburgh and is within easy reach of Edinburgh City Centre. Port Seton has historic interests and has proved a popular choice with discerning purchasers of all age groups. There are social and recreational amenities including a community centre and shopping facilities as well as being close to Cockenzie primary school. Regular bus services operate and fast main roads lead to all surrounding areas via the A1 and Edinburgh City Bypass, which connects quickly and easily motorway networks. At neighbouring Prestonpans there is a rail station offering a regular service to Edinburgh Waverley.

Gardens & Parking

To the front of the property is a well maintained, enclosed front garden which has been chipped and paved for ease of maintenance. To the rear is a larger, well maintained, fully enclosed garden which is mainly laid to lawn with two paved patio areas and a wooden shed.

Extras

The fitted floor coverings, blinds, curtains, oven, grill, fridge/freezer, automatic washing machine and wooden shed are included within the sale price.

Home Report

The property is valued at £205,000 and the Home Report is available via the ESPC listing.

Viewing

By appointment telephone Agents on 0131 665 3131.





13 JOHNSTON TERRACE, PORT SETON, EH32 0BB
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 883 SQ FT / 82 SQ M
All measurements and fixtures including doors and windows are
approximate and should be independently verified.
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