



45 THOMSON CRESCENT

Port Seton, East Lothian, EH32 0AT



1

Public Room



2

Bedrooms



1

Bathroom



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Set on a generous corner plot with a private driveway, garage, and attractive gardens, this two-bedroom detached bungalow enjoys a peaceful coastal town setting, just a short distance from shops, regular bus links, the local primary school, and the seafront. The home's bright interiors are spacious and well-presented, featuring two similarly sized double bedrooms, a bathroom with shower-over-bath, and a dual-aspect living room connecting to a contemporary kitchen with breakfast bar. The kitchen leads via a useful porch onto the enclosed rear garden. The bungalow and its charming, well-connected setting will appeal to professionals, young families, and downsizers.







EPC
RATING



COUNCIL
TAX BAND

VIEWING

By appointment only
with Gilson Gray on
01620 893 481

Features

- Detached bungalow in a peaceful coastal town setting
- Generous corner plot & bright, spacious accommodation
- Inviting entrance hall with storage
- Dual-aspect living room with kitchen connection
- Contemporary kitchen with breakfast bar
- Rear porch providing direct garden access
- Two similarly sized double bedrooms (one with storage)
- Bathroom with shower-over-bath
- Generous gardens, enclosed to the rear with dining deck
- Private driveway and detached single garage







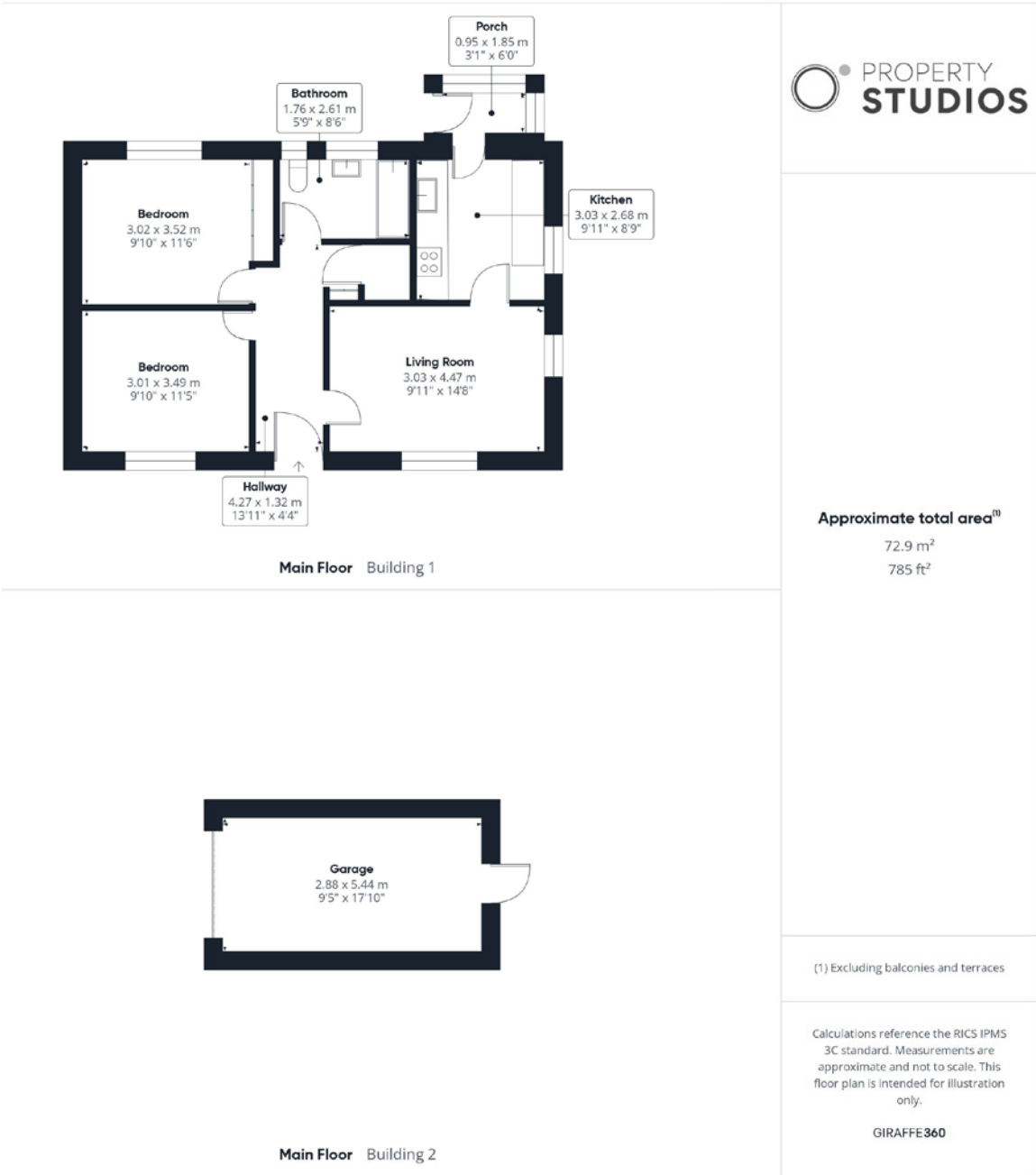
Extras: All fitted flooring, window coverings, light fittings, washing machine and fridge freezer are included in the sale. A solid oak three-door wardrobe, built by Oakland Furniture, is also included.



PORT SETON, EAST LoTHIAN

Situated on the breath-taking East Lothian coast is Port Seton, a beautiful and historic harbour town with lovely shore walks, open parks and countryside on the doorstep. With Prestonpans train station close-by, people living here can easily enjoy both the countryside and all the amenities that nearby Edinburgh has to offer. Regular bus services also travel from here to Edinburgh and beyond. The area offers some local amenities, with a larger selection available in neighbouring Prestonpans. For more extensive shopping, nearby Fort Kinraid Retail Park has a wealth of High Street stores, a multiplex cinema, family-friendly restaurants, and a 24-hour gym. The town has a primary school and the comprehensive Preston Lodge High School is within easy reach. The surrounding area benefits from fitness and outdoor pursuits including The Mercat Gait Centre - a Sports Centre with an Olympic size swimming pool. The Royal Musselburgh Golf Course, Preston Athletic Football Club, Preston Lodge Rugby Club, Preston Village Cricket Club, Preston Lodge Ladies Hockey Club, and the East Lothian Indoor Bowling Club ensure sport for all the family is well-catered for.

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