



GARDEN STIRLING BURNET

26 NORTH SETON PARK
PORT SETON, PRESTONPANS, EH32 0AH



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PROPERTY SUMMARY



Enjoying a popular position in coastal Port Seton, this immaculate end-terraced house is an appealing move-in ready home with bright, upgraded interiors over two levels. A generous living room with twin windows and a feature fireplace is joined by a sleek, fully integrated modern kitchen, while a superb conservatory offers additional living or dining space with direct access to the rear garden. Upstairs, leading off the landing, are two attractive double bedrooms, one with fitted storage, serviced by a modern bathroom with a shower-over-bath. The ground floor hosts a convenient WC, while gas central heating and double glazing add further practicality. Externally, the home comes with private front, side and rear gardens. The fully enclosed and sunny rear garden is beautifully landscaped to include outdoor seating and a handy garden shed. To the front is a generous paved area, supplemented by ample unrestricted on-street parking. Extras: All fitted floor and window coverings, light fittings and integrated appliances are included in the sale.





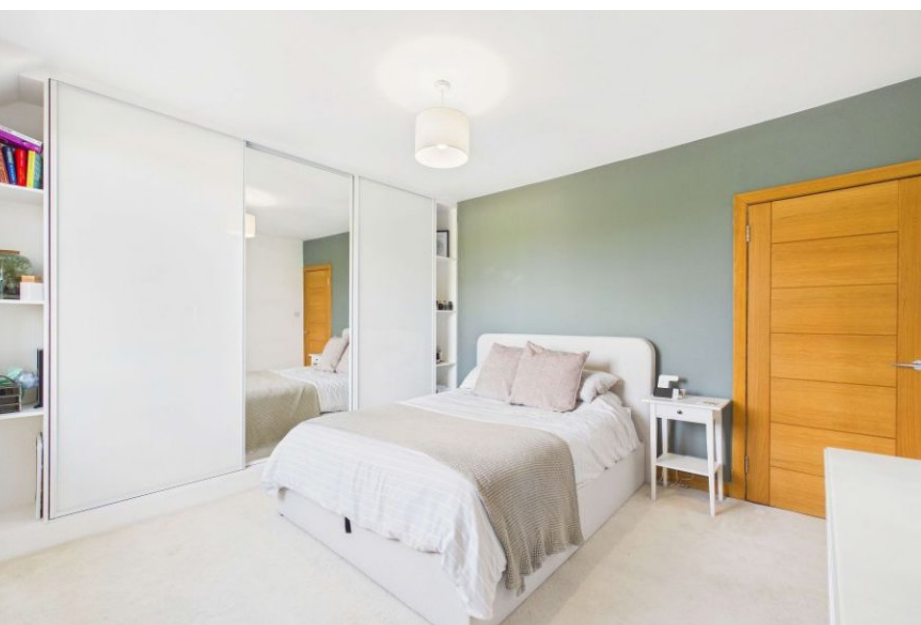
"Tastefully upgraded and beautifully presented two reception room, two bedroom coastal home."

FEATURES

- End Terraced house in popular Port Seton
- Pristine modern interiors over two levels
- Entrance hallway and ground-floor WC
- Generous living room with feature fireplace
- Sleek fitted kitchen with integrated appliances and lighting
- Large and bright conservatory with French doors leading to the garden
- Two attractive first floor double bedrooms
- Modern three-piece bathroom
- Private front, side and rear gardens
- Unrestricted on-street parking
- Gas central heating and d

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CLICK HERE
for a virtual tour of the property



"An appealing, move-in ready home with bright, well-kept interiors and sunny garden."





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 Kinnaird 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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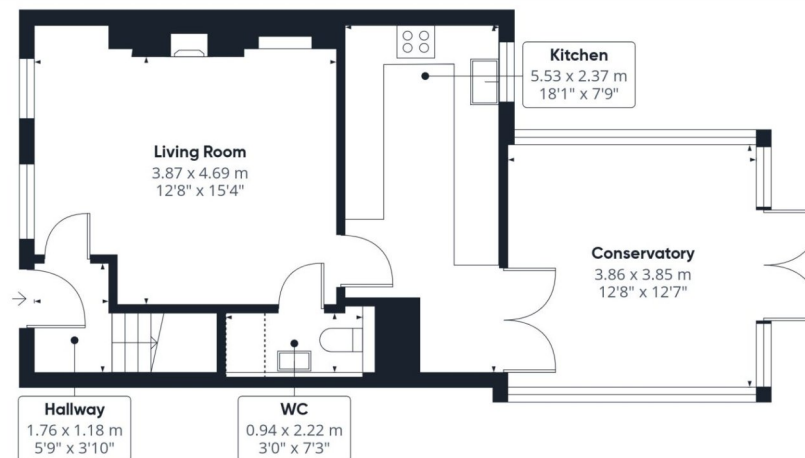


HOUSE SALES

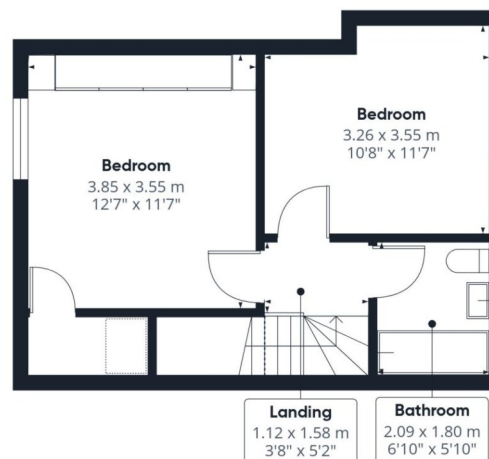
If you have a house to sell, we provide free pre-sales advice, including valuation. We will visit your home and discuss in detail all aspects of selling and buying, including costs and marketing strategy, and will explain GSB Properties' comprehensive services.

1. While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.
2. Interested parties are advised to note interest through their solicitor as soon as possible in order to be kept informed should a Closing Date be set. The seller will not be bound to accept the highest or any offer.

FLOORPLAN



Main Floor



Floor Level 2



Approximate total area⁽¹⁾
83.6 m²
900 ft²

Reduced headroom
0.6 m²
6 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.



EPC
RATING



COUNCIL
TAX BAND

