

Tranent

Call 01875 611211

Offers Over £355,000

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13 Wemyss Place, Port Seton, EH32 0DW



Rarely available, this charming four bedroom period end terraced villa is situated in a most desirable setting directly on the seafront overlooking Port Seton Harbour, with stunning open views across the Firth of Forth to Fife. Now in need of some modernisation and upgrading, the property offers flexible spacious accommodation over two floors, with a fabulous south facing garden. On the ground floor are two generous reception rooms, both with feature fireplaces, a fitted kitchen/dining room, utility room, large double bedroom and a cloakroom/WC. On the upper floor are 3 further bedrooms (two double and one single) as well as a bathroom with storage cupboard/workroom off. The property further benefits from excellent storage throughout, a floored attic as well as a cellar.

Accommodation

GROUND FLOOR

- * Entrance vestibule
- * Two generous reception rooms, both with feature fireplaces, one overlooking the harbour
- * Spacious fitted Kitchen/dining room with integrated hob and oven and door leading to the rear garden
- * Utility Room
- * Double bedroom
- * Cloakroom/WC

FIRST FLOOR

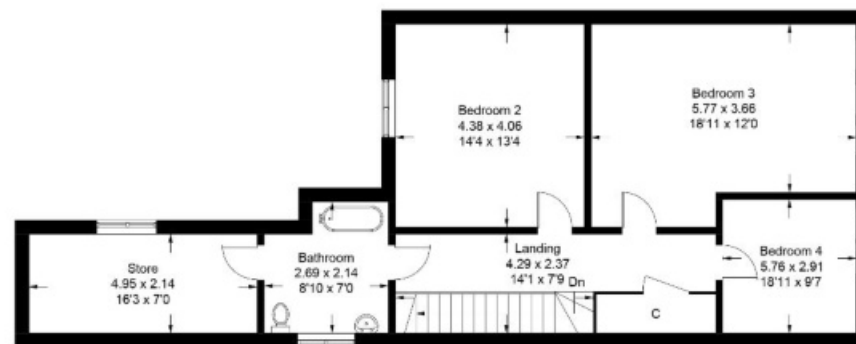
- * Landing with cupboard and hatch to attic space
- * Three further bedrooms (two double and one single)
- * Bathroom/WC with storage room off

ADDITIONAL INFORMATION

- * Gas Central Heating
- * Some double Glazing
- * Small front garden
- * Generous south facing rear garden with paved courtyard area
- * Ample on-street parking
- * Floored Attic
- * Cellar

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Approximate Gross Internal Area = 194.0 sq m / 2088 sq ft



First Floor



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1336845)

Location

The village of Port Seton is located amid pleasant open countryside in the County of East Lothian which is famous for its magnificent coastline and beautiful sandy beaches. The village itself sits on the shores of the Firth of Forth. Traditionally a fishing village, its beautiful historic harbour, built in 1656 by the 11th Lord Seton, is still very much a working harbour. Ideally situated for commuting to Edinburgh, with regular bus services run to and from Edinburgh and the surrounding areas. There is easy access to the A1 and City By-pass. The nearby Prestonpans and Wallyford rail stations provide frequent rail links to the city with "park and ride" facilities. The area also offers a good variety of local shops with local schools, leisure and recreational activities all being near at hand. Further shopping is available in Prestonpans with a large Lidl store as well as Tranent which has the Asda and Aldi supermarket. An Asda superstore and Fort Kinnaid Retail Park are also just a short drive away, offering a more extensive range of shops with all the High Street names including many restaurants as well as a cinema. There are sandy beaches and wildlife reserves heading east along the coast, as well as many golf courses including Gullane and North Berwick.

Fixtures and Fittings

All fixtures & fittings, including all fitted floor coverings, light fittings, blinds & curtains are included in the sale. Some furniture & white goods may be included in the sale however are without warranty.

Services

Mains gas, electricity, water and drainage.

EPC

F

Council Tax

East Lothian Council Tax Band F

Offers

Offers should be submitted in proper legal form to the Selling Agents. Any prospective purchaser wishing to be informed of a closing date should notify the Selling Agents as soon as possible. The Selling Agents reserve the right to sell the property without setting a closing date and do not bind themselves to accept the highest of any offer.

Interested in this property?

Tranent

Call 01875 611211

54 High Street,
Tranent, EH33 1HH
Phone: 01875 611211
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Opening Hours:
Monday to Friday: 9.00am to 5.00pm

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Whilst these particulars are prepared with care and are believed to be accurate neither the Selling Agent nor the vendor warrant the accuracy of the information contained herein and intending purchasers will be held to have satisfied themselves that the information given is correct.