





Welcome

Beautifully upgraded and presented in true walk-in condition, this attractive two-bedroom mid-terraced home would be ideal for first-time buyers, young families or those looking to downsize.

The accommodation comprises a welcoming entrance hall leading to a bright front-facing living/dining room with ample space for both lounge and dining furniture. The stylish refitted kitchen features contemporary grey units, complementary splashbacks, high-level oven, excellent storage and space for a breakfast table, with direct access to the rear garden.

Upstairs are two generous double bedrooms, with the front bedroom benefiting from a triple window formation and useful recessed area ideal for wardrobes. The attractive family bathroom features a double-ended bath with shower above, vanity unit and WC.

Externally, the beautifully landscaped south-facing rear garden offers a composite decked seating area ideal for alfresco dining, paved areas and low-maintenance artificial lawn. To the front, the imprinted concrete area provides generous off-street parking.

Further benefits include gas central heating and relatively new double glazing. Extensively upgraded throughout, this is a superb home where all the hard work has already been done.





Port Seton

38 Johnson Terrace is situated within the popular coastal village of Port Seton, an established East Lothian community offering an excellent range of local amenities and particularly well suited to families and commuters.

For families, Cockenzie Primary School is conveniently located nearby, while secondary schooling is available at Preston Lodge High School. A good selection of everyday amenities can be found locally, including shops, a Co-op, medical facilities and other services, with a wider range of shopping available in nearby Prestonpans. Port Seton Community Centre is also a real asset to the area, providing a library, gym, café, sports pitches and a variety of community and leisure activities.

The area is particularly well served by public transport, with regular bus services connecting Port Seton with Musselburgh and Edinburgh, including the 26 and X26, making it a practical location for commuters. Further services provide connections throughout East Lothian, while Prestonpans railway station offers an additional option for travel into Edinburgh and beyond.

Port Seton's coastal setting is another major attraction, with the harbour, shoreline and scenic coastal walks all within easy reach, providing excellent opportunities for walking and enjoying the outdoors.

Extras

Included in the sale are all light fittings, window coverings, fridge freezer and washing machine.



Get in touch

 mcdougallmcqueen.co.uk

 property@mcdougallmcqueen.co.uk

 0131 240 3818

Property Hub:

25-27 High Street, Dalkeith
EH22 1JB

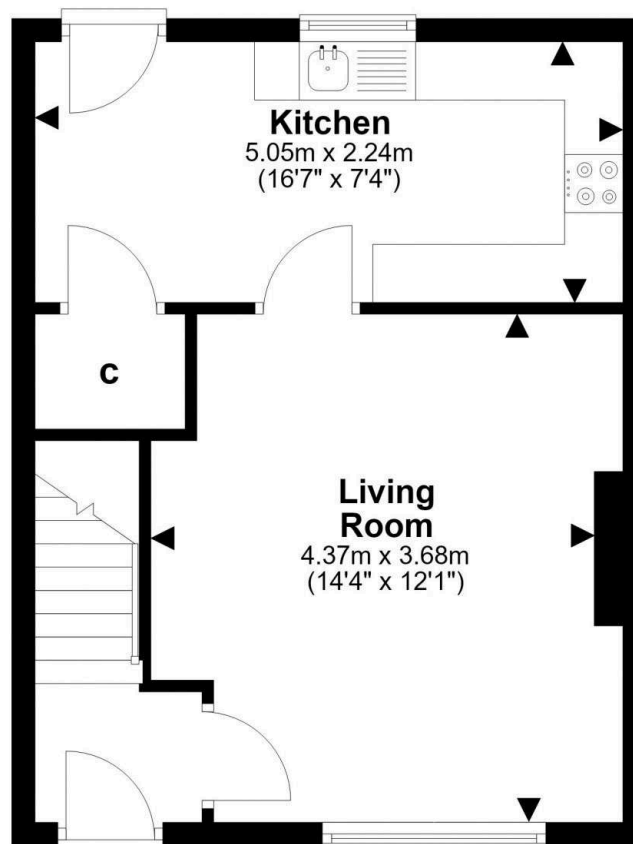
Bruntsfield Office:

103-105 Bruntsfield Place,
Edinburgh EH10 4EQ

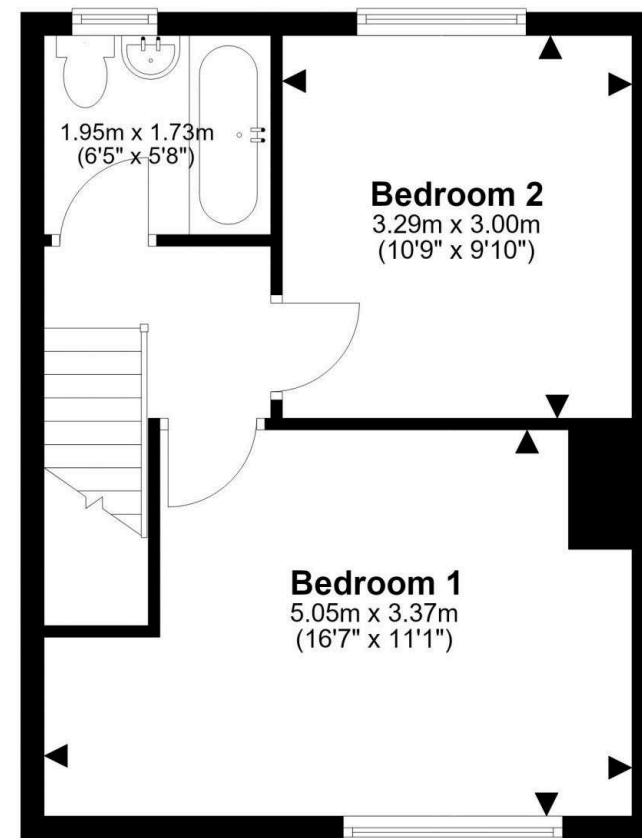


CHARTERED FIRM

Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



Ground Floor



First Floor

This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.