

McDougall McQueen
solicitors & estate agents

3 Park View West, Port Seton, East Lothian, EH32 0BL

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Welcome

Welcome to 3 Park View West-a gorgeous three-bedroom terraced house located in Port Seton, East Lothian's historic fishing village. The home offers generous space and is perfectly placed within easy walking distance to local schools and amenities, making it a great fit for first-time buyers, professional couples, and young families. The current owners have improved and upgraded the property throughout the years, and it is presented in walk-in condition, so interested buyers are encouraged to act fast. Private gardens at both the front and rear, with a driveway for off-street parking, add to its appeal, along with double glazing and gas central heating. Viewings are available by appointment only and you are encouraged to book early to avoid disappointment.

- Entrance hall with built-in storage
- Spacious living and dining room with front facing window
- Modern fitted kitchen with a range of base and wall units, real wood worktops, gas cooker, washing machine, dishwasher, and fridge freezer
- Lovely ground floor shower room with raindrop shower and attachment, wc, bowl style sink, stand alone tap and vanity unit, heated towel radiator, and wall mirror with light
- Stair landing with front facing window
- Upper hallway with store cupboard, and Ramsey ladder access to a part floored loft with Velux window and light
- Main bedroom with front facing window, and fitted wardrobes
- Bedroom two with rear facing window and built-in wardrobes
- Bedroom three with rear facing window, store cupboard, and double wardrobe
- Gas central heating and double glazing
- Private front and rear gardens with vennel access, ideal for outside entertaining
- Monoblock driveway for off-street parking







Port Seton

Port Seton is a charming coastal village situated in East Lothian, renowned for its picturesque harbour and welcoming community. The area offers a blend of tranquil seaside living with convenient access to local amenities, including shops, cafés, and primary schools. With excellent transport links to Edinburgh and neighbouring towns, Port Seton is ideal for both families and commuters seeking a balance between countryside and city life. Residents enjoy scenic waterfront walks, easy access to sandy beaches, and a variety of leisure activities, making it a popular choice for those looking to settle in a peaceful yet well-connected location.



Extras

All floor coverings, light fittings, blinds where fitted, gas cooker, and remaining white goods. No warranty applies to any integrated appliances, white goods or moveable items included in the sale. Other Items may also be included by negotiation.

Get in touch

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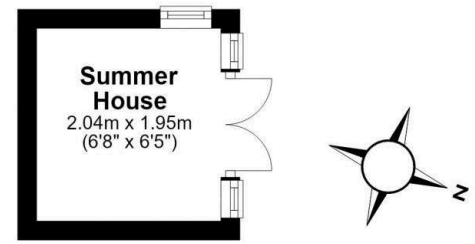
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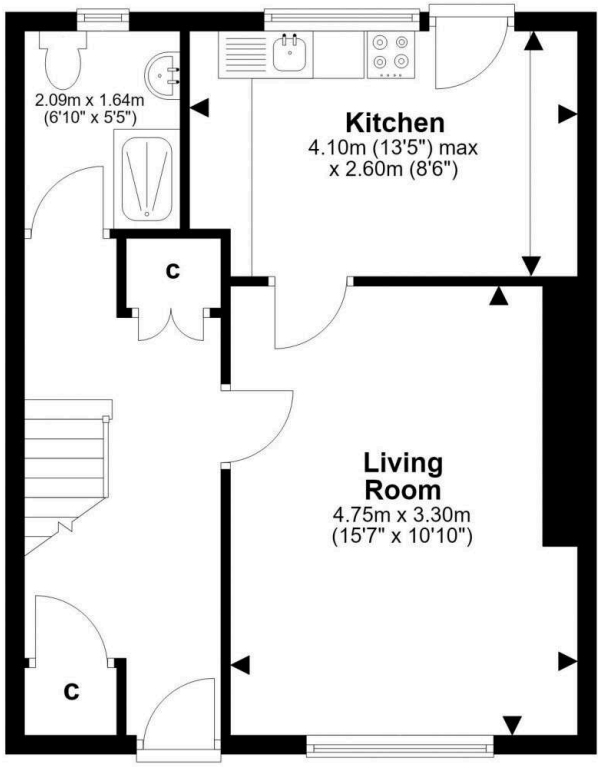
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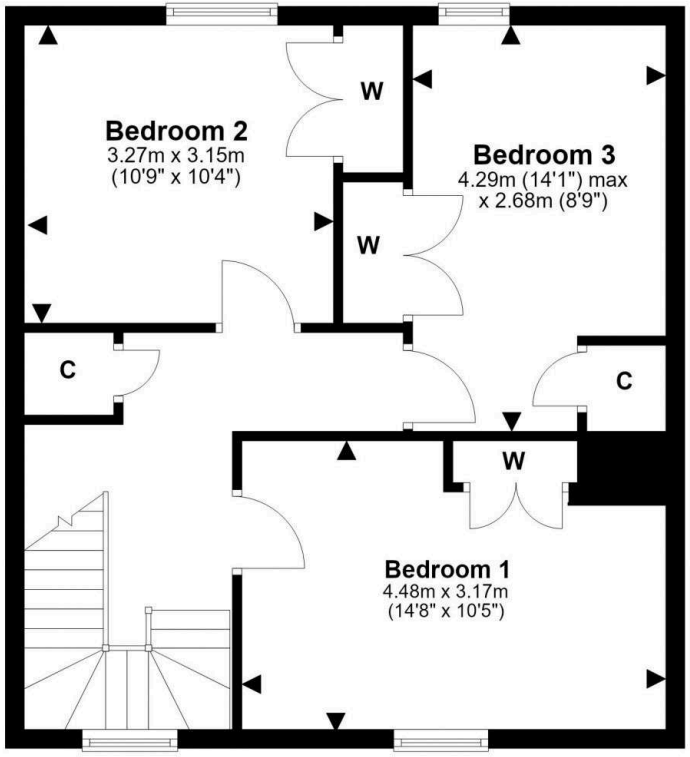
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Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and 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.