



**McEwan Fraser Legal**

Solicitors & Estate Agents

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10 Fishers Road

PORT SETON, EAST LOTHIAN, EH32 0EQ

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Port Seton is a small town situated in the county of East Lothian on the banks of the River Forth.

Located approximately ten miles from Edinburgh, this is an ideal area for anybody working in the city and is within easy commuting distance via the Musselburgh Bypass. The journey into Edinburgh will take approximately twenty minutes by car and there is of course, an excellent bus service every thirty minutes. There is also a good train service direct to the Waverley Station from Prestonpans, a journey which will take about twelve minutes.

Port Seton offers a wide range of shops and facilities, including a supermarket which will provide every possible daily requirement, as well as banking facilities and a health centre. In addition there are local primary and nursery schools in Cockenzie and the secondary school is Preston Lodge High.

This is a beautiful area featuring two harbours, several golf courses nearby, an indoor sports centre and the popular race course at Musselburgh. There are lovely walks along the beaches and there is a swimming pool at nearby Tranent.



McEwan Fraser Legal are delighted to present to the market this well spacious two bedroom, end-terraced house. The property would make an excellent purchase for a multitude of buyers.

The property is entered via a vestibule into the hallway leading to the living room, kitchen and bathroom. The large airy living room provides a generous living space with plenty of room for furniture and units and runs from the front to the rear of the property. The kitchen which is fitted with a range of floor and wall mounted units providing lots of worktop space. Upstairs there are two large double bedrooms that are all flooded by natural light and allow space for additional free-standing furniture if required. A three-piece bathroom can also be found on this floor.

This property also benefits from more than adequate free on-street parking to accommodate for residents/visitors and good sized garden space front/rear of the property. Viewing is highly recommended.

SPACIOUS TWO BEDROOM END TERRACED HOUSE

LOCATED IN THE EVER POPULAR AREA OF PORT SETON

SPECIFICATIONS

FLOOR PLAN / PROPERTY LOCATION

Approximate Dimensions
(Taken from the widest point)

Lounge	3.53m (11'7") x 3.51m (11'6")
Dining Area	2.30m (7'7") x 2.30m (7'7")
Kitchen	3.01m (9'11") x 2.74m (9')
Bedroom 1	4.50m (14'9") x 3.56m (11'8")
Bedroom 2	3.35m (11') x 3.26m (10'8")
Bathroom	2.01m (6'7") x 1.70m (5'7")

Gross internal floor area (m²) - 71 m²

EPC Rating - E

EXTRAS
(Included in the sale)

All fitted carpets and floor coverings, light fittings and integrated appliances. Other items may also be available through separate negotiation.

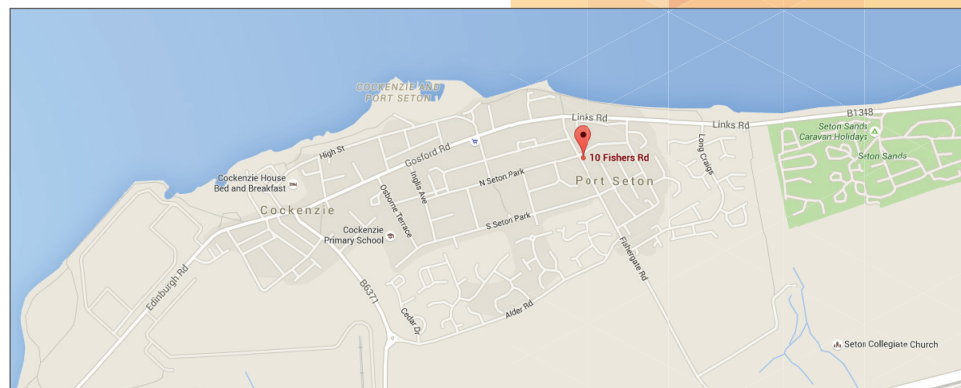
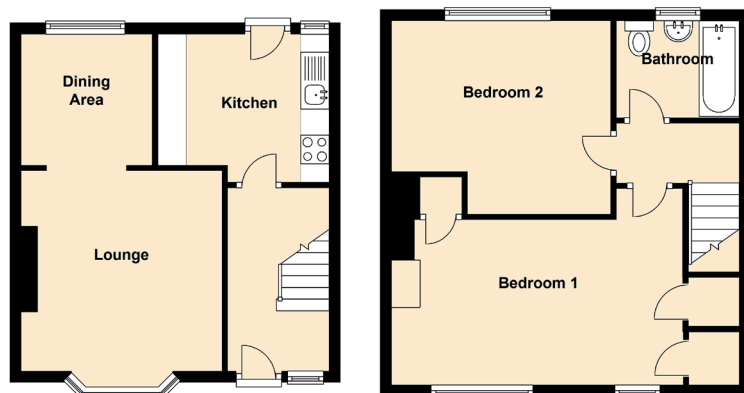


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Part
Exchange
Available

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Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only.



Text and description
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