

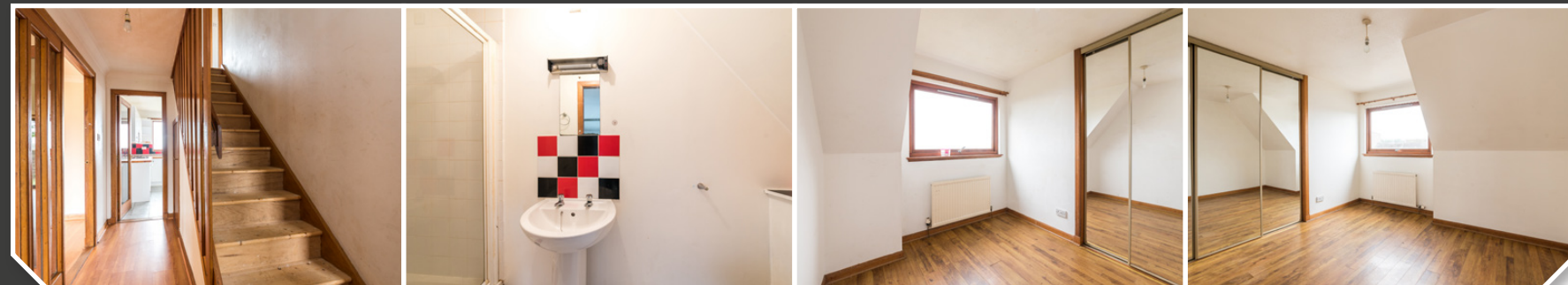


Port Seton situated on the banks of the river Forth offers a wide range of shops and facilities, including a supermarket which will provide every possible daily requirement, as well as banking facilities and a health centre. Located approximately ten miles from Edinburgh, this is an ideal area for anybody working in the city and is within easy commuting distance via the Musselburgh Bypass. The journey to Edinburgh will take approximately thirty minutes by car and there is, of course, a bus service providing public transport to and from the city centre and beyond. The train station situated approximately 2.5 miles away at Preston Pans will have you in the city centre in just over 10 minutes.

McEwan Fraser Legal are delighted to bring to the open market this particularly spacious

detached villa with excellent views of the Firth of Forth and offering an ideal family sized accommodation. The property requires modernisation and redecoration throughout. Briefly comprising entrance hall, lounge, dining room with patio doors to garden, kitchen, ground floor shower room, master bedroom with en-suite shower room, three further bedrooms, and bathroom. The property benefits from the garden ground to front and rear, a gated driveway to the front which provides access to an integral garage.

DISCLAIMER: This property is being sold in its present condition and no warranty will be given to any purchaser with regard to the existence or condition of the services or any heating or other systems within the property.



THE DETAILS

Approximate Dimensions
(Taken from the widest point)

Lounge	4.10m (13'5") x 4.10m (13'5")
Dining Area	4.10m (13'5") x 3.01m (9'11")
Kitchen	3.39m (11'1") x 3.02m (9'11")
Bedroom 1	3.60m (11'10") x 3.36m (11')
Bedroom 2	3.39m (11'1") x 3.36m (11')
Bedroom 3	3.50m (11'6") x 3.18m (10'5")
Bedroom 4	3.19m (10'6") x 2.38m (7'10")
Utility	2.93m (9'7") x 1.81m (5'11")
Bathroom	2.08m (6'10") x 1.80m (5'11")
Shower Room	4.39m (14'5") x 0.95m (3'1")
En-suite	3.04m (10') x 0.92m (3')
Garage	5.26m (17'3") x 2.85m (9'4")

Gross internal floor area (m²): 132m²

EPC Rating: D

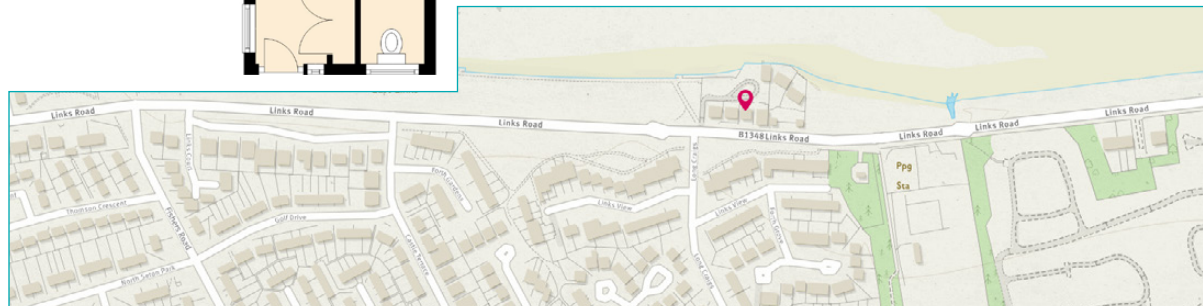
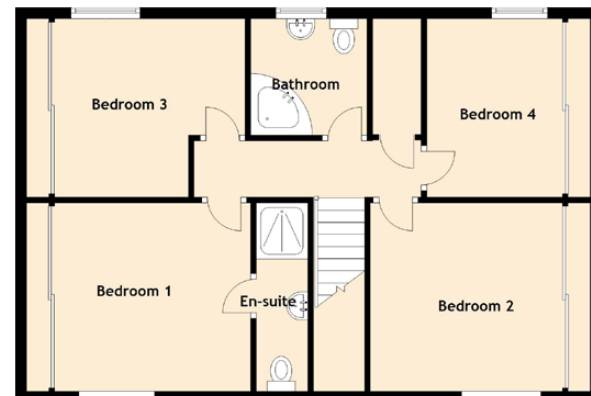


Image credit: <https://www.outlinecurry.co.uk/compa/>

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