




McEwan Fraser Legal
Solicitors & Estate Agents
0141 404 5474

33G Castle Walk
PORT SETON, PRESTONPANS, EH32 0ER

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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 racecourse at Musselburgh. There are lovely walks along the beaches and there is a swimming pool at nearby Tranent.

Excellent first-time buyer's purchase top floor studio flat. Offering accommodation in excellent decorative order briefly comprising of entrance hall, Lounge/ bedroom, separate fully fitted kitchen with all appliances included and fully tiled bathroom with bath and shower.

The property benefits from double glazing, Private resident's parking and is set in communal garden grounds.

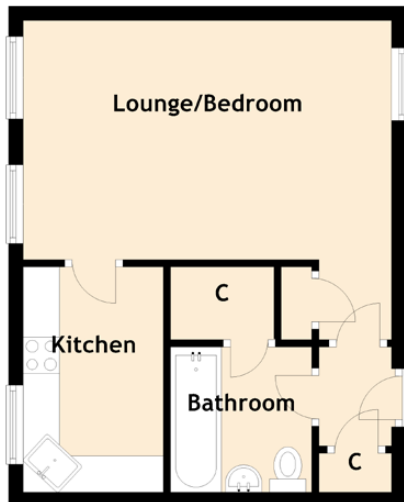
Externally the property has private front and rear gardens. A private parking bay at the rear can be accessed via the lane at the side of the neighbouring property.

The rear garden is a real suntrap and will be popular in summer months.



SPECIFICATIONS

FLOOR PLAN AND LOCATION

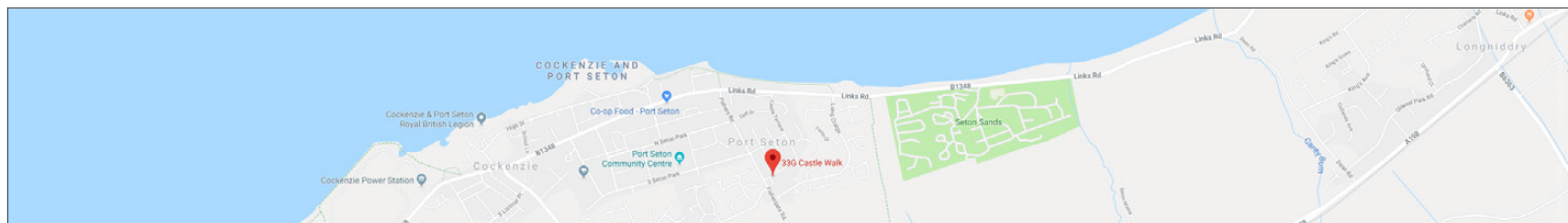


Approximate Dimensions (Taken from the widest point)

Kitchen	2.81m (9'3") x 1.78m (5'10")
Lounge/Bedroom	5.07m (16'8") x 4.39m (14'5")
Bathroom	2.00m (6'7") x 1.94m (6'4")

Gross internal floor area (m2) : 30m²

EPC Rating : E



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Tel. 0141 404 5474
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

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Text and description
BEN STEWART CLARK
Surveyor



Layout graphics and design
EAMONN MULLANE
Designer