



Beautifully presented two bedroom detached bungalow

Located in a quiet residential location in the town of Port Seton

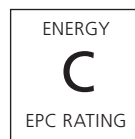
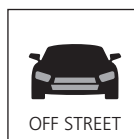
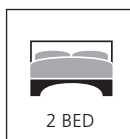


56 Thomson Crescent

Port Seton, East Lothian, EH32 0AU



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56 THOMSON CRESCENT

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 to stay 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. 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 is delighted to present to the market this beautifully presented two bedroom, detached bungalow, presented to the market in walk-in-condition, located in a quiet residential location. The size and internal condition makes this a highly desirable property for any purchaser.

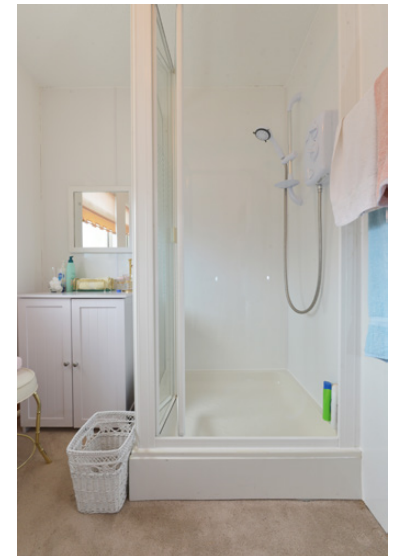
The bungalow has been designed to maximise the natural available light to create a modern ambience, and has been decorated throughout with a contemporary neutral theme. As one would expect, room dimensions are generous and the accommodation has been arranged to offer both flexibility and individuality.

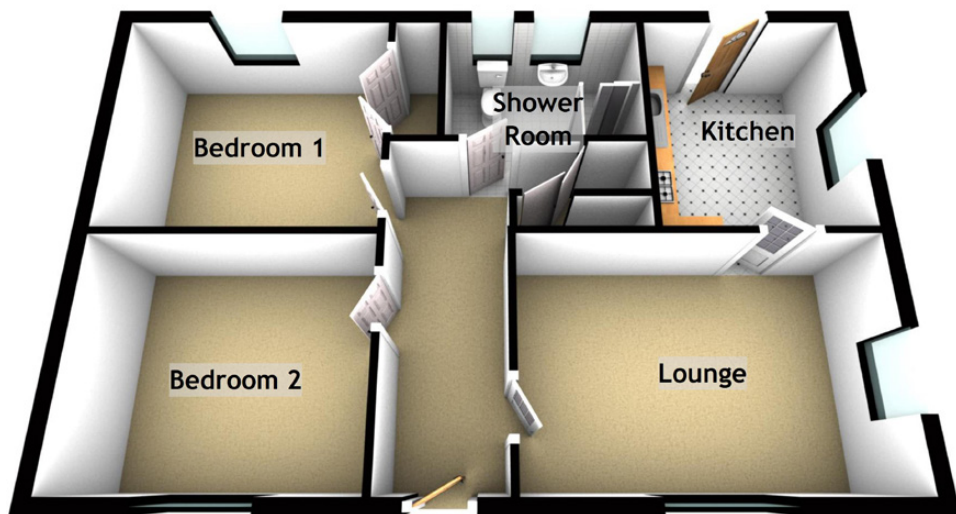
The property is entered via a welcoming hall and provides access to most rooms including two storage cupboards. The lounge is flooded with natural light thanks to a window looking out the front of the building and provides plenty of space for furniture configurations. The kitchen is fitted with a good range of floor and wall mounted units providing lots of worktop space and benefits from Integrated appliances as well as allowing access to the rear garden. The

generous sized master bedroom benefits from built-in wardrobes, while bedroom two allows plenty of space for free-standing units. In addition there is a good sized, partially tiled shower room.

Externally there are well maintained private grounds to the front, side and rear of the property. The side provides off-street parking by the use of a driveway, the rear garden is fully enclosed and easily maintained.

This property also benefits from: gas central heating and full double glazed window units throughout to ensure a cosy yet cost effective living environment.





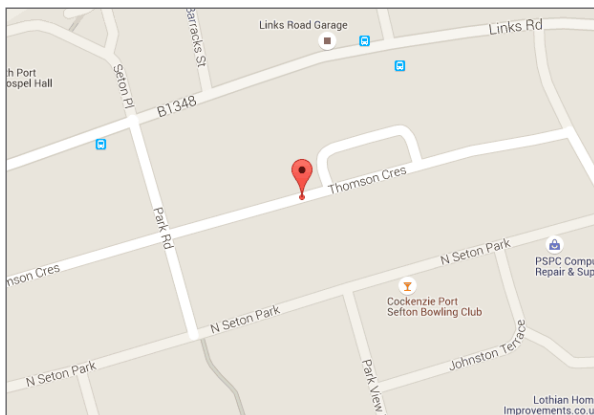
Approximate Dimensions
(Taken from the widest point)

Lounge	4.47m (14'8") x 3.02m (9'11")
Kitchen	3.00m (9'10") x 2.67m (8'9")
Bedroom 1	4.03m (13'3") x 3.03m (9'11")
Bedroom 2	3.50m (11'6") x 3.02m (9'11")
Bathroom	2.60m (8'6") x 1.75m (5'9")

Gross internal floor area (m²) - 60

Extras
(Included in the sale)

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



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Part Exchange

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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.

Disclaimer - 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 schedule 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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Surveyor



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Photographer



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Designer