



52 South Seton Park
Port Seton
Prestonpans, EH32 0BG



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more information:

0131 555 7055
property@watermans.co.uk





Introducing a modern terraced house in the popular coastal village of Port Seton, within driving distance of the capital, offering stylish interiors and excellent outdoor space. The accommodation includes a central hall leading to a generous, west-facing living room with French doors to the garden, a rear porch, and a breakfasting kitchen. Upstairs, there are two double bedrooms (one with built-in wardrobes), a versatile study/box room, and a modern bathroom with vanity storage and a shower-over-bath. Externally, the home benefits from private gardens featuring a deck and a summerhouse with outdoor seating, along with a private driveway and an external store.

Extras: All fitted floor and window coverings, light fittings, and integrated appliances are included in the sale.

Features

- Terraced house in Port Seton
- Sought-after seaside location
- Modern interiors throughout
- Central hall with stairwell
- West-facing living room with French doors
- Attractive breakfasting kitchen
- Main bedroom with wardrobes
- Second double bedroom
- Versatile study/box room
- Family bathroom with an overhead shower
- Private gardens with a summerhouse
- Private driveway parking
- Private external store
- Gas central heating and double glazing









Floorplan



Price & Viewings

Please refer to our website
www.watermans.co.uk

Edinburgh

5-10 Dock Place, Leith, EH6 6LU
 0131 555 7055
property@watermans.co.uk

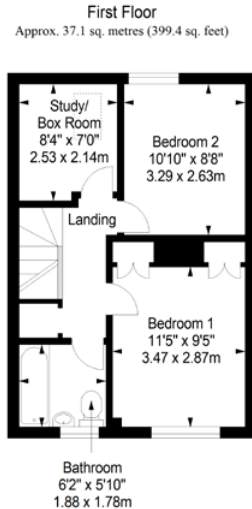
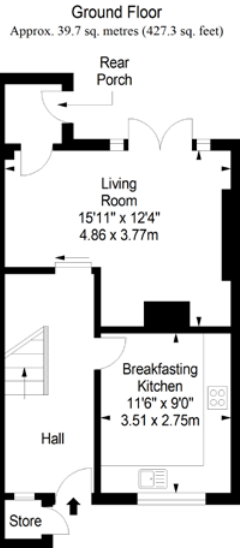
Glasgow

193 Bath Street, Glasgow, G2 4HU
 0141 483 8325
westcoast@watermans.co.uk

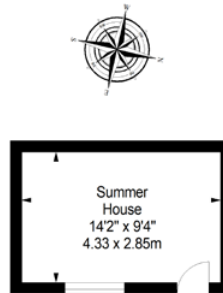


EPC Rating - C | Council tax band - C | Home report Value - £190,000

These particulars do not constitute part of an offer or contract. All statements contained herein whilst believed to be correct are in no way guaranteed. Intending purchasers should satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 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.



Summer House
 Approx. 12.4 sq. metres (133.5 sq. feet)



Total area: approx. 76.8 sq. metres (826.7 sq. feet)