



49 Sycamore Avenue
Port Seton, East Lothian, EH32 0UA

CALL US ON 0131 447 4747

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For price and viewing information please visit residential.gillespiemacandrew.co.uk or call 0131 447 4747

- Reception hall.
- Attractive living room with storage.
- Kitchen with appliances, space for table and chairs and patio doors to rear.
- Main double bedroom with fitted bedroom furniture and built-in mirrored wardrobes.
- Further double bedroom with storage.
- Recently installed shower room.
- Private garden to front.
- Enclosed private garden to rear.
- Allocated parking space to front.
- Gas central heating/double glazing.
- Unrestricted on-street parking.



GENERAL DESCRIPTION

A mid terraced villa situated within the popular coastal town of Port Seton in East Lothian an ideal commuter base into Edinburgh and the south. The property would be an ideal purchase for a first time buyer or perhaps young couple.

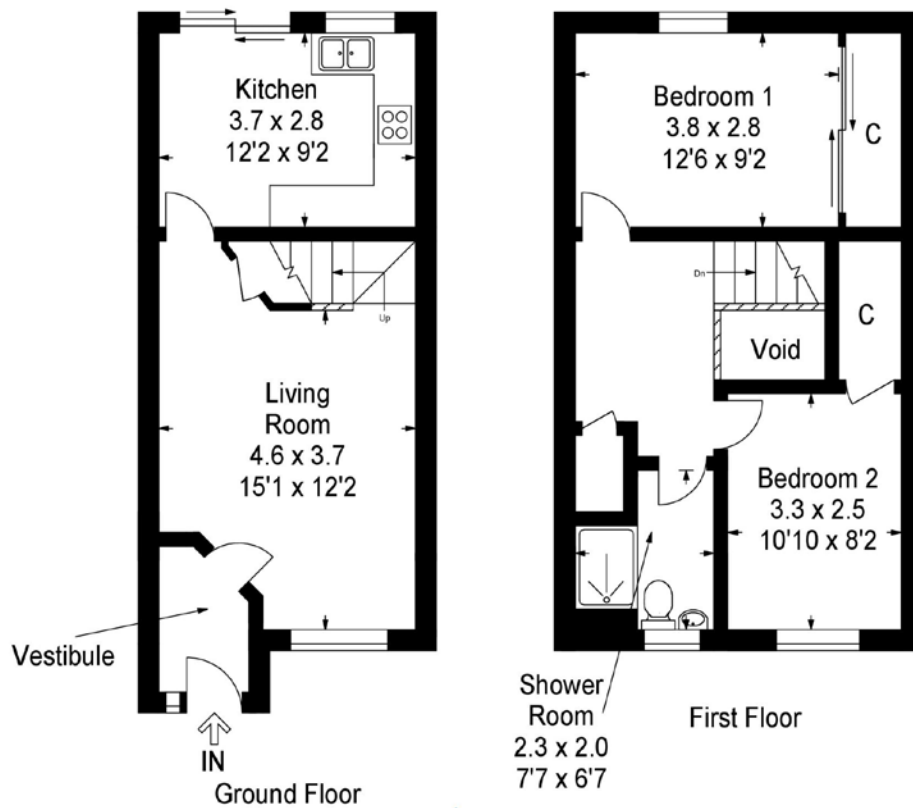
COUNCIL TAX BAND - D.
TRAIN STATION - APPROXIMATELY 2 MILES TO PRESTONPANS STATION.
AIRPORT - APPROXIMATELY 21.6 MILES TO EDINBURGH AIRPORT.
BUSES - WITHIN WALKING DISTANCE.

LOCATION

Port Seton is a small town situated in the county of East Lothian on the coast of the Firth of 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 A1. There is an excellent bus services providing direct access into Edinburgh and surrounding areas while there is also a train service at the neighbouring Prestonpans linking to Edinburgh's Waverley Station. 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 beautiful area features two harbours, several golf courses, an indoor sports centre and the popular racecourse at Musselburgh while there are lovely walks along the beaches and there is a swimming pool in nearby Tranent.

EXTRAS:
ALL FITTED CARPETS AND FLOOR COVERINGS, LIGHT FITTINGS, CURTAINS, POLES AND WINDOW BLINDS, KITCHEN APPLIANCES TO INCLUDE THE INTEGRATED HOB, OVEN, COOKER HOOD, FREESTANDING AUTOMATIC WASHING MACHINE, FRIDGE AND FREEZER.





This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)

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**ENERGY PERFORMANCE
CERTIFICATE RATING D**

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