



5 Gosford Road
Port Seton, EH32 0HE
Offers Over £315,000





Description

An excellent opportunity to acquire a superb traditional terraced villa (c 1905) within a row of similar style properties pleasantly located with bright southerly aspect in the scenic fishing town of Port Seton.

Set within mature private gardens, this extremely charming property offers bright, generously proportioned accommodation with enhancing period features including tall ceilings, decorative cornice work, fireplace and warm natural wood flooring. In brief, the accommodation comprises: entrance vestibule, hall, generous twin windowed diningroom with fireplace/gas fire, lounge with wood burning stove, large well fitted breakfasting kitchen with appliances, three double bedrooms, further comfortable bedroom/study, bathroom with shower and showerroom. Well maintained and attractively presented, the light, elegant interior also benefits from gas central heating, partial double glazing and excellent storage including access to a useful attic. There is rear access from Winton Court into a single garage with up and over door as well as an additional drive-in. All fitted floor coverings, curtains and kitchen appliances are included in the sale.

As of February 2022, the law in respect of Smoke / Heat alarms has changed and no warranty is given that the property meets the new tolerable standard.

Location

Port Seton with popular sandy beach links with neighbouring villages along the east coast where many pleasant walks may be enjoyed. This charming town retains much of its old character with a peaceful picturesque setting while only a 20 minute car journey to Edinburgh. There are a range of local shopping facilities including supermarkets and schools for all age groups are also easily accessible. Local recreational facilities include a golf course and Mercat Gait Sports Centre at nearby Prestonpans. A more comprehensive range of shopping and recreational facilities are also available only a short drive away in Musselburgh. With a regular public transport service operating nearby, easy access to the A1 linking with the city by-pass and major motorway networks and access to a rail link at nearby Prestonpans, makes this an ideal base for the commuter.

Viewing Sundays 2-4pm or by appointment please telephone agents 0131 564 1159

Room Dimensions

Lounge	15'3" x 14'6" (4.64 x 4.41m)
Diningroom	14'11" x 14'8" (4.54 x 4.47m)
Kitchen Breakfastroom	13'11" x 13' (4.24 x 3.96m)
Showerroom	6'11" x 4'2" (2.10 x 1.28m)
Bedroom 1	15'4" x 12'5" (4.66 x 3.78m)
Bedroom 2	13'2" x 12'4" (4.02 x 3.76m)
Bedroom 3	12'4" x 11'2" (3.76 x 3.39m)
Bedroom 4	9'11" x 6' (3.03 x 1.83m)
Bathroom	8'6" x 6'3" (2.59 x 1.90m)

Features

- Bright, Generous Family Accommodation
- Period Features
- Gas Central Heating
- Partial Double Glazing
- Mature Gardens
- Garage/Drive-in

EPC: E

Council Tax: Band E



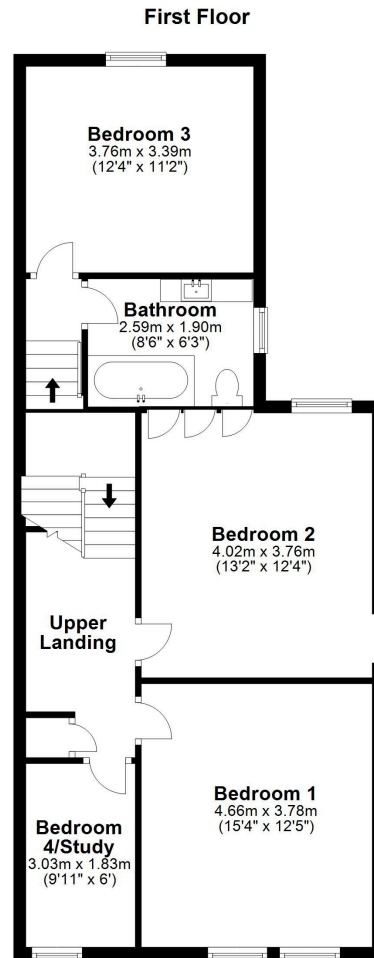
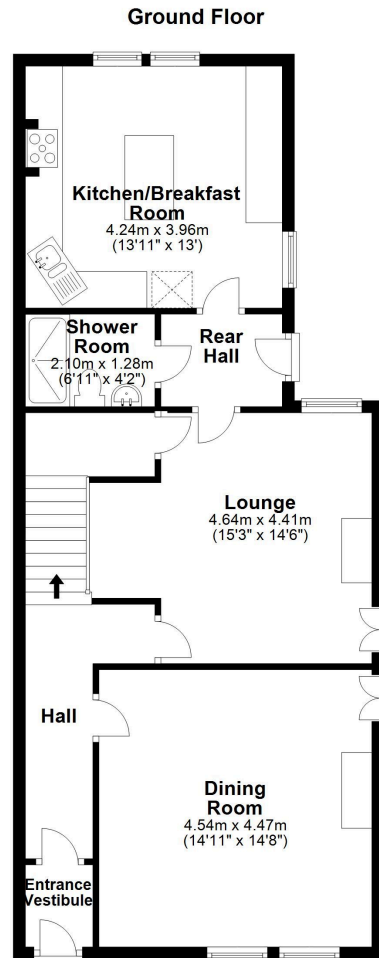


4 bed

2 public

2 bath

A yellow rectangular panel with a purple border. It contains three circular icons arranged horizontally. The first circle contains the text '4 bed' above a purple icon of a bed. The second circle contains the text '2 public' above a purple icon of a sofa. The third circle contains the text '2 bath' above a purple icon of a bathtub.



Schematic Diagram Only - Not To Scale
Plan produced using PlanUp.



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Disclaimer - These particulars do not form part of any contract or missive to be entered into with a prospective purchaser. All statements and measurements contained herein are believed to be correct but are not warranted or guaranteed.
Intending purchasers must satisfy themselves as to the accuracy. No guarantee is given as to the working conditions of any appliance mentioned in these particulars. The photographs shown solely belong to RD Legal.