HOUSE SALES
If you have a house to sell, we provide free pre-sales advice, including valuation. We will visit your home and discuss in detail all aspects of selling and buying, including costs and marketing strategy, and will explain GSB Properties’ comprehensive services.

1. While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.

2. Interested parties are advised to note interest through their solicitor as soon as possible in order to be kept informed should a Closing Date be set. The seller will not be bound to accept the highest or any offer.

OFFERS TO:
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PORT SETON
17 THE PROMENADE
EH32 0DF
GENERAL DESCRIPTION
Port Seton is a popular residential town for both those living and working in the area and particularly for those commuting into Edinburgh. The city bypass is only a few minutes away by car and there are regular bus services and train services from nearby Longniddry or Prestonpans stations. The town has good local shopping facilities, primary schooling and a modern community centre while within the immediate area there is a wide range of leisure and recreational facilities. Port Seton is also ideally placed for access to East Lothian’s beautiful countryside and fine coastline. This lovely bright and airy apartment enjoys a most ideal position right on the shorefront and enjoys unobstructed sea and coastal aspects from all rooms in the property.

The property offered for sale is a modern top floor flat which offers comfortable living accommodation with a flexible layout. It has been well-maintained, is in excellent decorative order and is an easily and economically run home with double glazing and white meter electric heating. In brief, the accommodation comprises entrance hall with large cupboard, lounge with balconette to the front, galley-style kitchen, two bedrooms with built-in wardrobes and modern bathroom with shower. Outside there is ample parking facilities to the front and rear of the building and there is also a secured entry phone system in place.

With its fabulous sea views, this is a lovely, bright and surprisingly spacious home in a perfect location. Early viewing is strongly recommended.

ACCOMMODATION
ENTRANCE
The main entrance is to the rear of the building and there is a secured entry phone system to access. The common entrance and stairwell are well-lit and maintained.

HALL
LOUNGE/DINING ROOM
4.60m x 3.79m (15’1” x 12’5”)
KITCHEN
3.79m x 1.97m (12’5” x 6’5”)
BEDROOM 1
3.80m x 3.20m (12’6” x 10’6”)
BEDROOM 2
3.20m x 2.22m (10’6” x 7’3”)
BATHROOM
2.10m x 2.07m (6’10” x 6’9”)

OUTSIDE
There is a large residents parking courtyard positioned to the rear of the building.

EXTRAS
Included in the sale are all fitted carpets, light fittings, blinds and fridge/freezer.

NOTE:
Certain items of furniture are being offered under separate negotiation.

COUNC TAX BAND – C
ENERGY RATING – D

FACTORS MANAGEMENT COSTS - Ross and Liddell management fee is approximately £450/annum and includes building insurance, communal grounds maintenance, stair cleaning and lighting, repairs to the block including painting of the exterior.