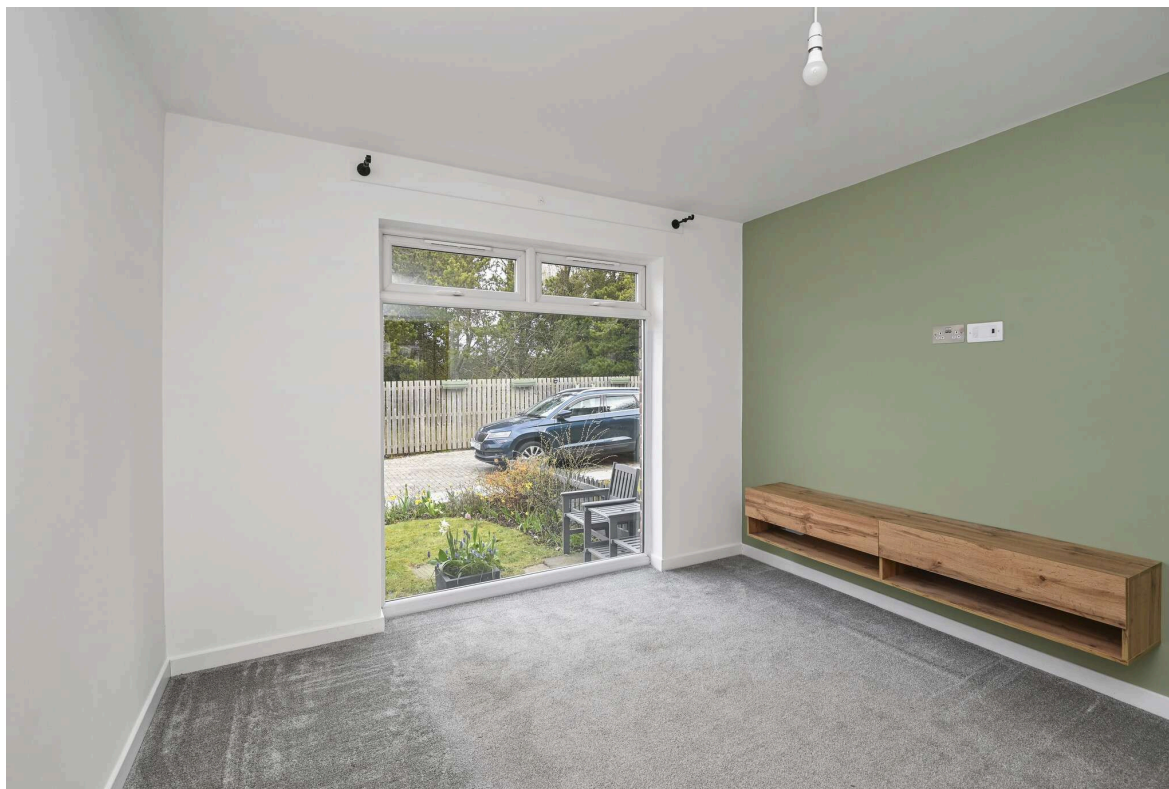




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Warners is proud to present this beautifully modernised three-bedroom semi-detached family home, offering the perfect blend of contemporary style and comfort, situated on a cul de sac within minutes walk of the beach.

The spacious living area is flooded with natural light from both the front and rear, creating a bright and welcoming space. It's versatile, with two access points, allowing for a variety of furniture arrangements.

The open-plan kitchen/dining area is the heart of the home, featuring sleek Silestone worktops, a high-end oven, integrated appliances including dishwasher and wine cooler, and ample dining space. With direct access to the private rear garden and a pocket sliding door to the living area, it's perfect for entertaining.

There are three generously sized bedrooms, including two doubles and a well-proportioned single. The sea can be viewed from the two front bedrooms. The modernised bathroom features a stylish three-piece suite, in keeping with the home's contemporary design.

Externally, the property offers a Wi-Fi and power-equipped shed, ideal as a home office or extra storage, plus a garage with electronically operated roller shutter door and separate utility room with Belfast sink. Off-street parking and additional on-street parking for visitors add to the convenience. Modern double-glazed windows and gas central heating ensure a warm and energy-efficient home year-round.

- Modernised three-bedroom semi-detached home
- Bright, spacious living area
- Open-plan kitchen with Silestone worktops and integrated appliances
- Private rear garden, perfect for entertaining
- Wi-Fi and power-equipped outdoor shed
- Garage and off-street parking

EPC Rating C, Council Tax Band E.

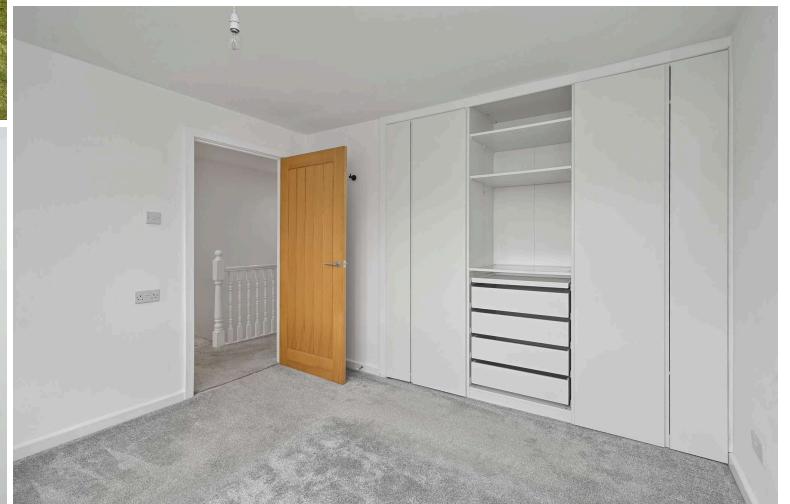
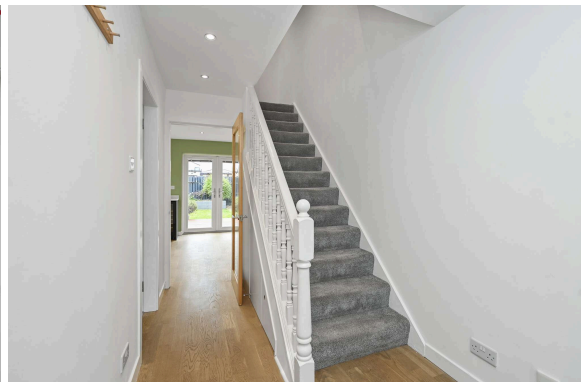
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.

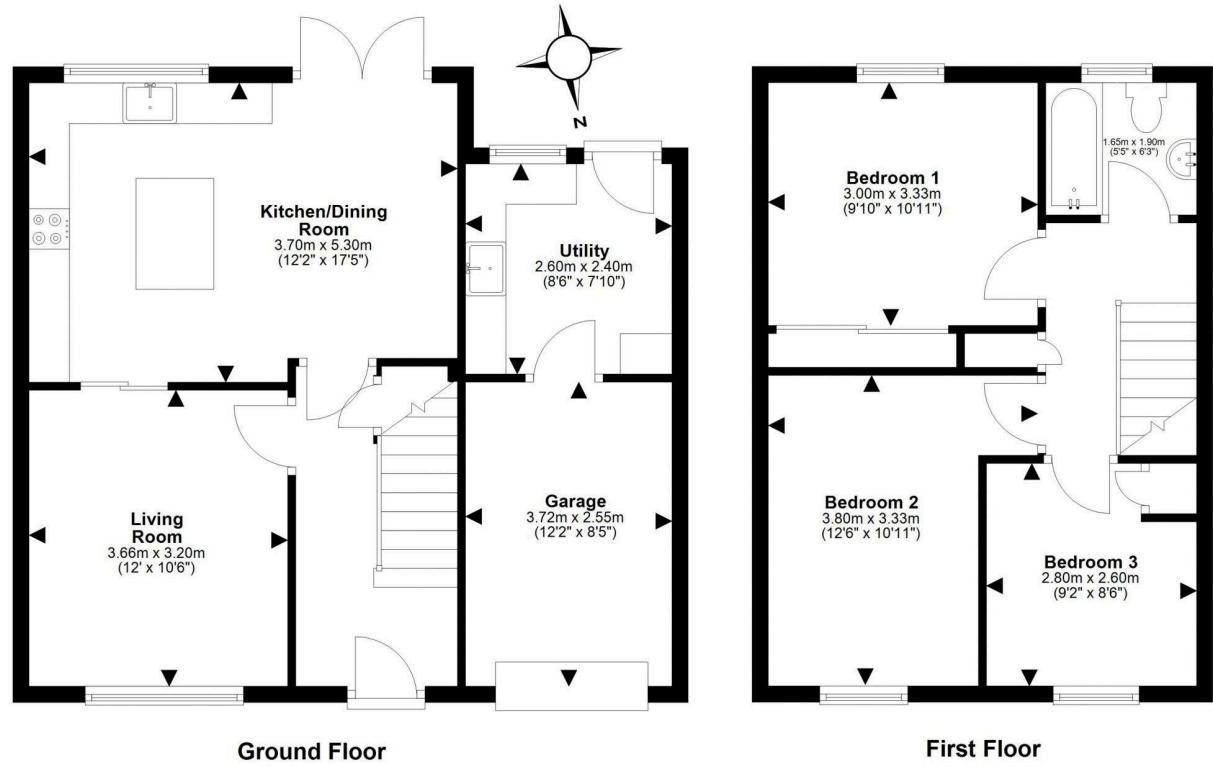
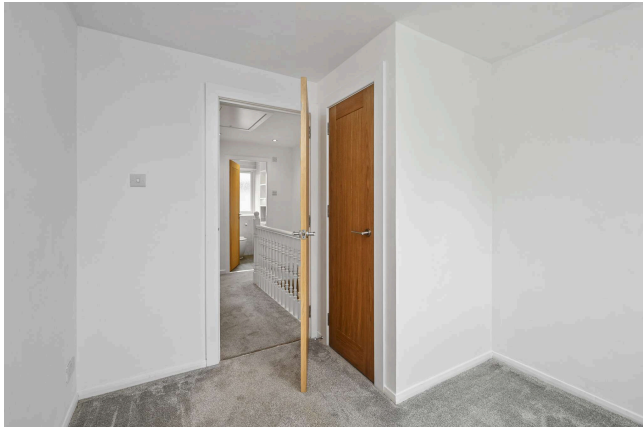




All fixtures, fittings and appliances will be included in the sale.

The subjects are located in the popular East Lothian coastal town of Port Seton, in a cul de sac within commuting distance of Edinburgh and within walks away from the beach. The property enjoys a prime location, yet is within easy reach of the excellent amenities the town and nearby Prestonpans has to offer. For a more comprehensive range of amenities Musselburgh is just a little further afield. Schooling is well represented from nursery to senior level. The property is close to an efficient public transport network, which operates throughout the town, throughout East Lothian and to Edinburgh. The city bypass and main motorway networks are also within easy reach. For those seeking an alternative method of transport there is a railway station at Prestonpans.





This plan is for illustrative purposes only and should only be used as such by a prospective purchaser. For details of the internal floor area, please refer to the Home Report.