



17 LINKS ROAD

PORT SETON, PRESTONPANS, EH32 0QF

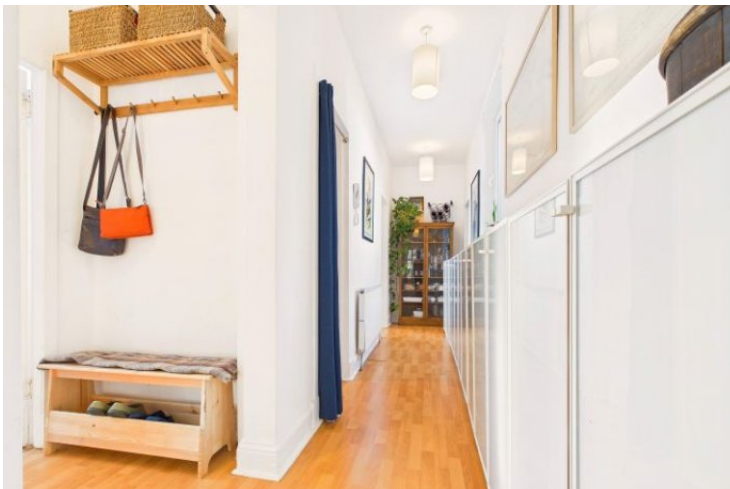


PROPERTY SUMMARY



Enjoying a sought-after coastal setting in Port Seton, this traditional main-door flat offers an unusually generous three-bedroom plus additional office/sitting room layout arranged over two upper levels. Combining period character with modern comforts, the property provides versatile accommodation with excellent scope for family living, guests or working from home.

A welcoming entrance hall with useful storage leads into a sunny and spacious living and dining room, providing an inviting central space for relaxing and entertaining. The modern dual-aspect dining kitchen offers a bright, sociable setting for everyday meals, with ample fitted storage and workspace, with utility/study off. Three well-proportioned bedrooms provide excellent flexibility, complemented by an additional useful home office/sitting room for those working remotely. A smart shower room completes the accommodation.







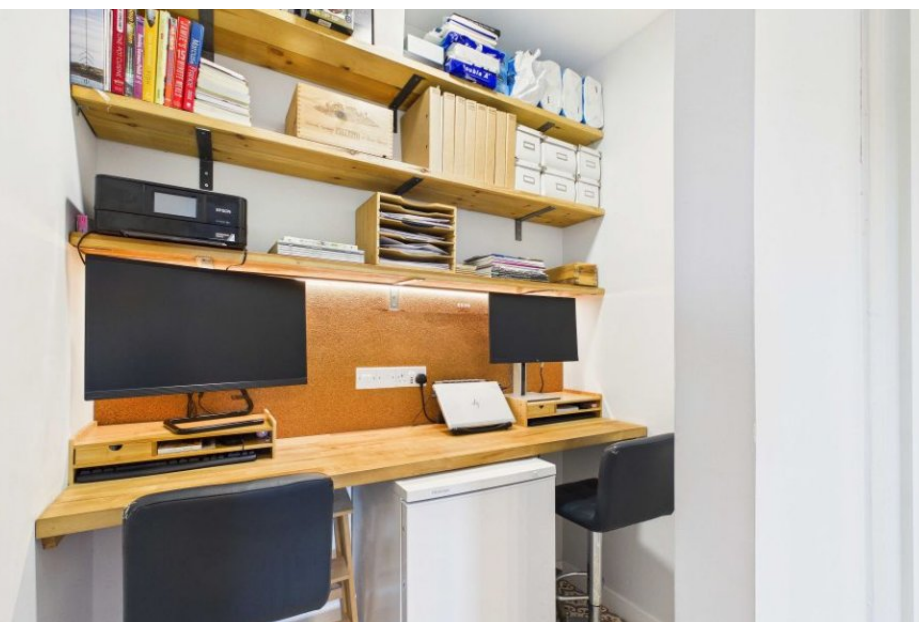
Traditional main-door flat with a flexible four-bedroom layout

FEATURES

- Traditional main-door flat in Port Seton
- Sought-after coastal setting
- Arranged over two upper levels
- Welcoming entrance hall with storage
- Sunny and spacious living and dining room
- Modern dual-aspect dining kitchen with utility/study
- Three bedrooms
- Useful home office/sitting room
- Smart shower room
- Unrestricted on-street parking
- Gas central heating and double glazing

17 LINKS ROAD

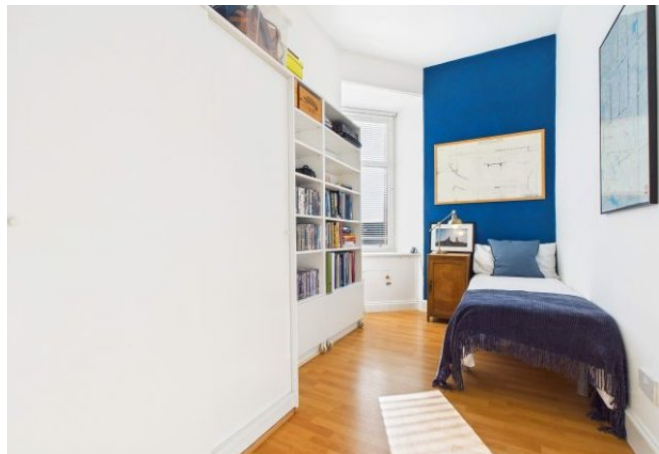
PORT SETON, PRESTONPANS, EH32 0QF



CLICK HERE
for a virtual tour of the property



A useful study/home office and four bedrooms add welcome flexibility to this spacious home.





Gas central heating and double glazing ensure year-round comfort. Unrestricted on-street parking adds everyday convenience, while the coastal setting places Port Seton's shoreline and local amenities close at hand. With its generous proportions, versatile layout and desirable seaside setting, this is an appealing home with plenty to offer. Extras: all fitted floor coverings, light fittings and integrated appliances are included in the sale. Some furniture available.





Port Seton

Situated on the breathtaking East Lothian coast is Port Seton, a beautiful and historic harbour town with lovely shore walks, open parks and countryside on the doorstep.

With Prestonpans train station close by, people living here can easily enjoy both the countryside and all the amenities that nearby Edinburgh has to offer.

Regular bus services also travel from here to Edinburgh and beyond. The area offers some local amenities, with a larger selection available in neighbouring Prestonpans.

For more extensive shopping, nearby Fort Kinnaird Retail Park has a wealth of High Street stores, a multiplex cinema, family-friendly restaurants, and a 24-hour gym. The town has a primary school, and the comprehensive Preston Lodge High School is within easy reach.

The surrounding area benefits from fitness and outdoor pursuits, including The Mercat Gait Centre - a Sports Centre with an Olympic-size swimming pool.

The Royal Musselburgh Golf Course, Preston Athletic Football Club, Preston Lodge Rugby Club, Preston Village Cricket Club, Preston Lodge Ladies Hockey Club, and the East Lothian Indoor Bowling Club ensure sport for all the family is well catered for.





OFFERS TO:
22 Hardgate
Haddington
EH41 3JS

Tel: 01620 825 368
Fax: 01620 824 671

DX540733 Haddington



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.

FLOORPLAN



EPC RATING

D

COUNCIL TAX BAND

C