



GSB Properties
22 Hardgate
Haddington, EH41 3JS



17 LINKS ROAD

PORT SETON, PRESTONPANS, EAST LOTHIAN, EH32 0DN

Enjoying an enviable harbourfront address in the town of Port Seton, with lovely sea views, this traditional duplex upper villa is presented in move-in condition with attractive contemporary interiors, and boasts three bedrooms, a box room, two bathrooms and generous living space, with a south-facing sitting room and a sociable dining kitchen.



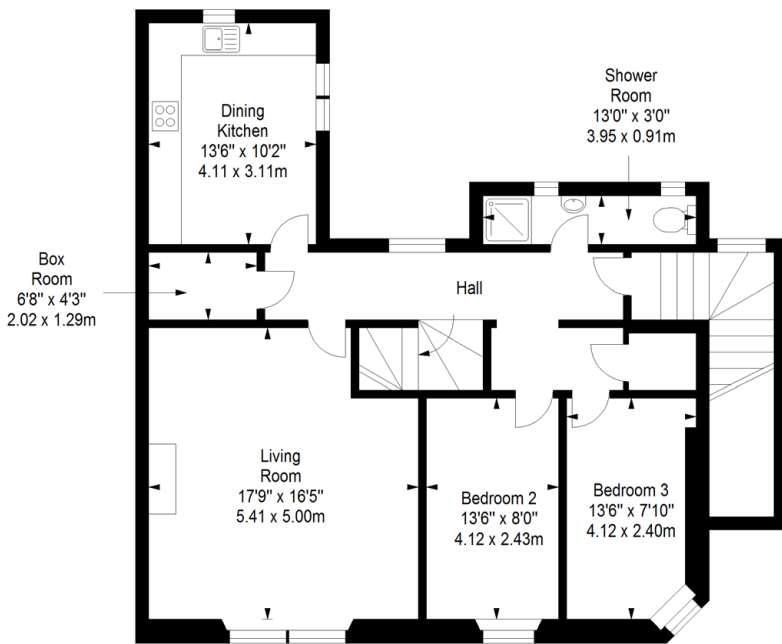


PROPERTY FEATURES

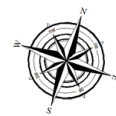
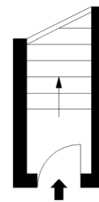
- Seafront setting with delightful views
- Well-presented, spacious interiors
- Traditional duplex upper villa
- Ground-floor entrance vestibule
- First-floor hall with storage
- South-facing living room with fireplace
- Stylish well-appointed dining kitchen
- 1 Double bedroom
- 2 Large single bedrooms
- Large family bathroom with roll-top bath
- Shower room
- Handy box room
- Unrestricted on-street parking
- GCH & partial DG
- EPC - D

Extras: To be included in the sale are all fitted floor and window coverings, light fittings, and integrated/freestanding kitchen goods.

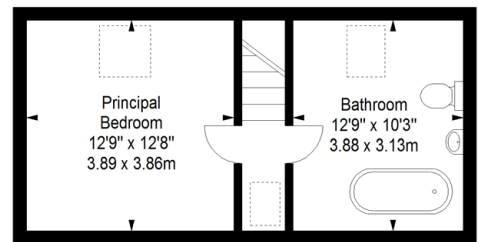
First Floor
Approx. 89.5 sq. metres (963.4 sq. feet)



Ground Floor
Approx. 3.4 sq. metres (36.6 sq. feet)



Second Floor
Approx. 31.6 sq. metres (340.2 sq. feet)



Total area: approx. 124.5 sq. metres (1340.2 sq. feet)

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.