

# 29 Links Walk Port Seton, EH32 0TW

OFFERS OVER £225,000



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- Rarely available linked detached bungalow on a popular modern estate
- Hall, livingroom
- Modern fitted kitchen
- Two bedrooms, both with fitted storage
- Stylish modern shower room
- Gas central heating, double glazing
- Enclosed front & rear gardens, monobloc driveway & single garage
- EPC Band D, Council tax band D

### Description

Situated on a modern sought after estate, with a bright open outlook, this is a generous (60m sq) rarely available linked detached bungalow offering flexible accommodation. The property is in good decorative order and benefits from gas central heating and double glazing throughout. The well proportioned accommodation comprises an entrance vestibule, livingroom with electric fire, T shaped hall with two storage cupboards, modern fitted kitchen with appliances included, two double bedrooms, both with built in storage and a stylish modern, fully tiled shower room with two piece white suite and glazed walk in shower cabinet.







### Location

Port Seton enjoys a coastal setting on the southern shores of the Firth of Forth with attractive working harbour. It is a quiet yet convenient setting only 5 miles from the centre of Musselburgh and is within easy reach of Edinburgh City Centre. Port Seton has historic interests and has proved a popular choice with discerning purchasers of all age groups. There are social and recreational amenities including a community centre and shopping facilities as well as being close to Cockenzie primary school. Regular bus services operate and fast main roads lead to all surrounding areas via the A1 and Edinburgh City Bypass, which connects quickly and easily motorway networks. At neighbouring Prestonpans there is a rail station offering a regular service to Edinburgh Waverley.

### Gardens and parking

To the front of the property is a generous, enclosed front garden which has been paved and chipped for ease of maintenance. To the rear is a larger, fenced garden which is monoblocked with raised flower bed, wooden shed and provides off street parking and access to the single garage with electric up and over front door.

### Extras

The fitted floor coverings, blinds, curtains, integrated electric hob, oven, cooker hood, dishwasher and wooden shed are included within the sale price.

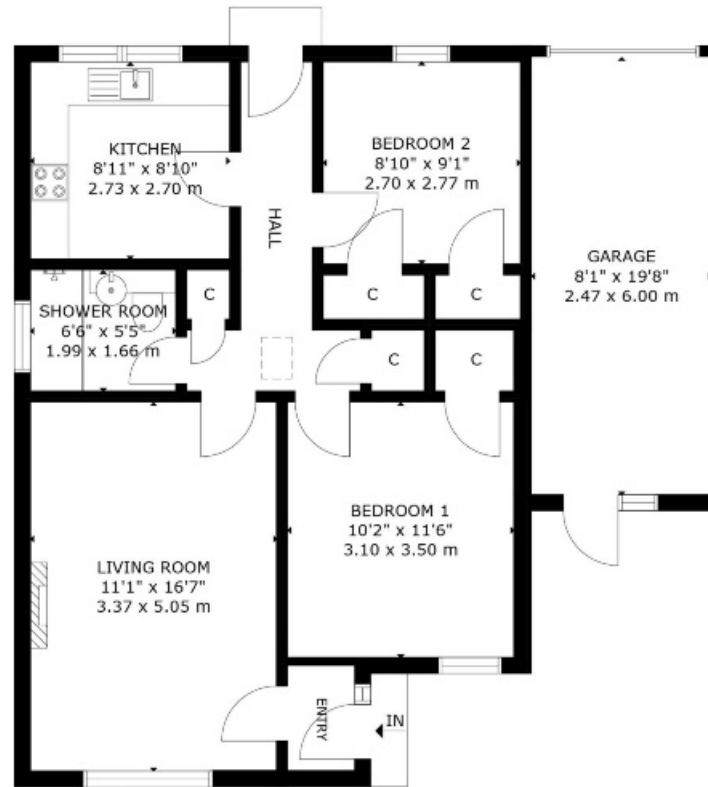
### Home Report

The property is valued at £230,000 and the Home Report is available via the ESPC listing.

### Viewing

By appointment telephone Agents on 0131 665 3131.





GROUND FLOOR

29 LINKS WALK PORT SETON EH32 0TW  
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 659 SQ FT / 61 SQ M  
 All measurements and fixtures including doors and windows are  
 approximate and should be independently verified.  
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