

OFFERS OVER £265,000

9 Links View

Port Seton, EH32 0EY

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Solicitors & Estate Agents



- Linked detached villa with upstairs sea views
- Bright entrance hall, WC, living/diningroom
- Modern Fitted kitchen/diner, sunroom
- Three generous bedrooms
- Family bathroom
- Gas central heating, double glazing
- Well maintained gardens to front and rear. Driveway and garage
- EPC Band D, Council tax band E

Description

Situated in a popular sought after street, this is a spacious (100m sq) linked detached villa, offering flexible family accommodation. The property benefits from gas central heating and double glazing throughout. The accommodation, all in good decorative order comprises, on the ground floor a bright entrance hall, WC, living room/diningroom, bright sunroom with patio doors to the rear garden and open plan to the fitted kitchen with appliances. Upstairs there are three generous bedrooms, two with fitted storage and finally a fully tiled bathroom with modern three piece white suite including a shower and screen over the bath.





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 & Parking

To the front of the property is a well maintained, paved and lawned garden. To the rear is a larger enclosed garden with lawn, tree, rotary dryer, wooden shed and a gated monobloc driveway which leads to the integrated single garage with up and over door, door to the hall, power, light and a tap.

Extras

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

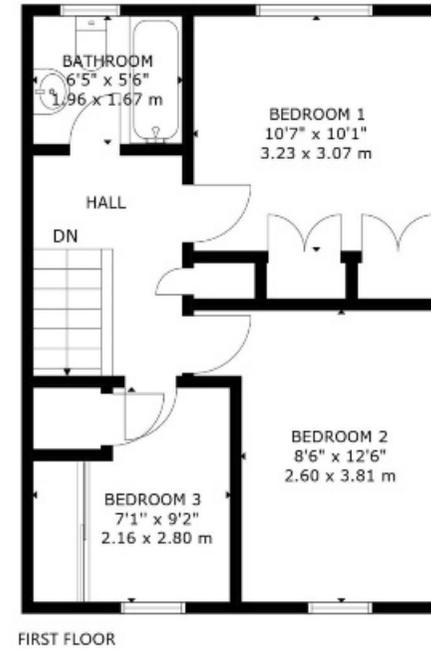
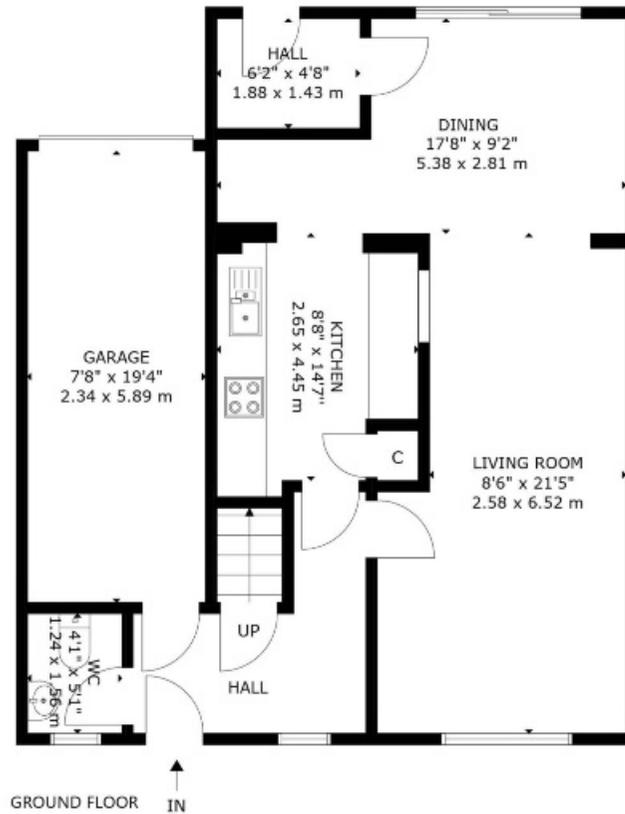
Home Report

The property is valued at £270,000 and the Home Report is available via the ESPC listing.

Viewing

By appointment telephone Agents on 0131 665 3131.





9 LINKS VIEW, PORT SETON, EH32 0EY
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1,021 SQ FT / 95 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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