



26 LINKS WALK

PORT SETON, EAST LOTHIAN
EH32 0TW



1 BED



1 BATH

Situated in the historic harbour town of Port Seton, this recently-redecorated well-presented one-bedroom quarter villa enjoys contemporary, stylish interiors throughout, delightful sunny gardens and off-street parking.



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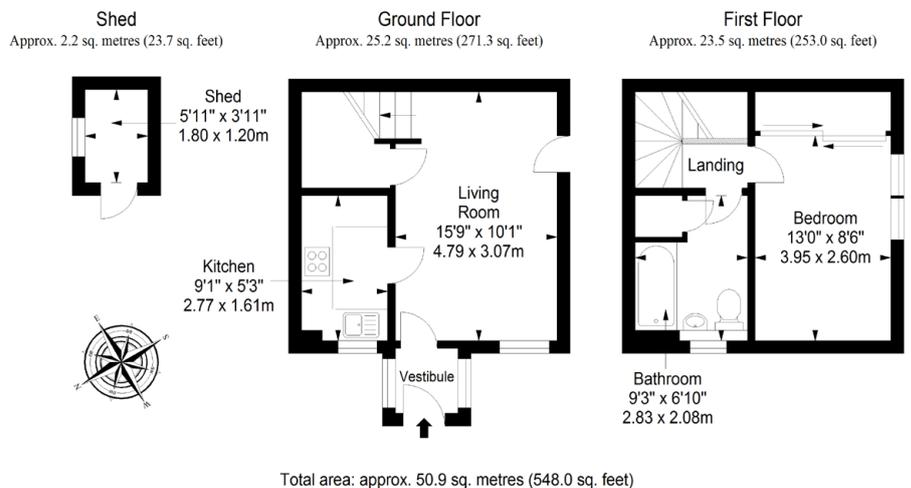
THE PROPERTY

- Nestled in a peaceful cul-de-sac, conveniently close to excellent transport links to the capital and beyond, this one-bedroom quarter villa has recently been redecorated and presents an ideal opportunity for first-time buyers, commuting professionals and rental investors.
- Set back from the road, the front door opens into a welcoming vestibule flowing through to a sunny living room.
- Stylishly decorated with a chic feature wall enhanced by attractive wood-effect flooring and elegant coving, this double-aspect reception room offers ample space for lounge furniture and a dining area, if desired. A door opens onto the rear deck and the garden beyond – ideal for alfresco entertaining and dining with guests! A large under-stair cupboard offers excellent discreet storage space.
- A door conveniently connects the living room to a bright kitchen. Fitted with a good range of contemporary country-style cabinets framed by richly-toned worktops and neutral splashback tiling, the kitchen has been designed to incorporate space for a range of freestanding appliances.
- From the living room, a set of stairs leads to a first-floor landing (with loft access) housing the property's spacious double bedroom. Stretching the entire depth of the property, the southerly-facing bedroom accommodates a fantastic built-in wardrobe with a mirrored door and enjoys elegant, pastel-toned décor enhanced by a stylish feature wall.
- Completing the accommodation on offer is an immaculate bathroom, comprising a shower-over-bath with a glazed screen, a pedestal basin with vanity storage, a WC and a handy linen cupboard.
- Double glazing and recently-installed gas central heating ensure optimum comfort and efficiency all year round.
- Externally, the villa enjoys a low-maintenance front garden and a sun-trap side garden, incorporating a lawn and a vast deck – perfect for outdoor seating and summer barbecuing! A shed provides convenient external storage.
- Ample off-street parking is available in the cul-de-sac.
- Extras: All fitted floor coverings, window coverings, light fittings and fridge freezer to be included in the sale. Washing machine and cooker are available by separate negotiation.
- EPC Rating: C

All appliances are sold as seen and although we believe them to be in working order, no guarantee can be given in this respect.

LOCATION

Situated on the breath-taking East Lothian coast is Port Seton, a beautiful and historic harbour town. Here, you will find lovely shore walks, open parks and countryside, all on the doorstep. With Prestonpans train station close-by, people living here can enjoy both the countryside and all the amenities that nearby Edinburgh has to offer. Regular bus services travel from here to Edinburgh and beyond. The area offers some local amenities and with a larger selection available in neighbouring Prestonpans. For further and extensive shopping, nearby Fort Kinnaird Retail Park has a wealth of High Street stores. The town has a primary school and the comprehensive Preston Lodge High School is close-by. 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 are all on your doorstep.



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.