



32 Links Walk
PORT SETON | EH32 0TW


warners
solicitors & estate agents



32 Links Walk

PORT SETON | EH32 0TW

Superb mid terraced starter home benefiting from attractive modern fittings, private gardens and drive, quietly tucked away on an established development close to local amenities and transport links.

This is an ideal first time purchase for a single person or couple offering well presented accommodation. Great storage space is provided by way of large mirrored wardrobes in the main bedroom, cupboard and loft space. The fully enclosed rear garden is a lovely spot for outdoor relaxation and showcases a large patio, water feature, planted sleeper beds and a shed with electricity. To the front is an area of lawn with a driveway to the rear of the property for off-street parking.

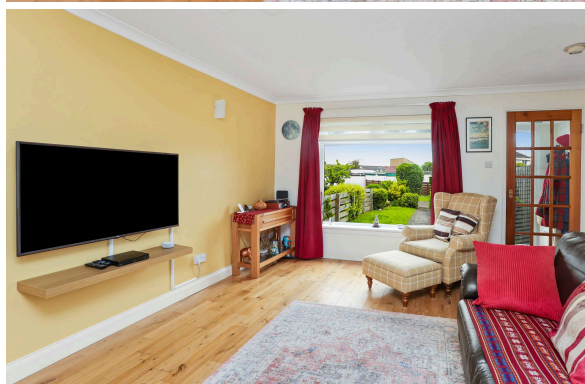
- Entrance vestibule
- Living room with solid wood flooring
- Smartly fitted kitchen finished with white high gloss units
- Bedroom 1 with mirrored wardrobes
- Bathroom with electric shower
- Gas central heating and double glazing
- Fully enclosed rear garden
- Private ground to front
- Driveway with EV charger
- Easy access to A1 and Prestonpans railway station

Council Tax: C , Energy Rating: C

Fees payable to Residents' Association approx. £70 per annum.

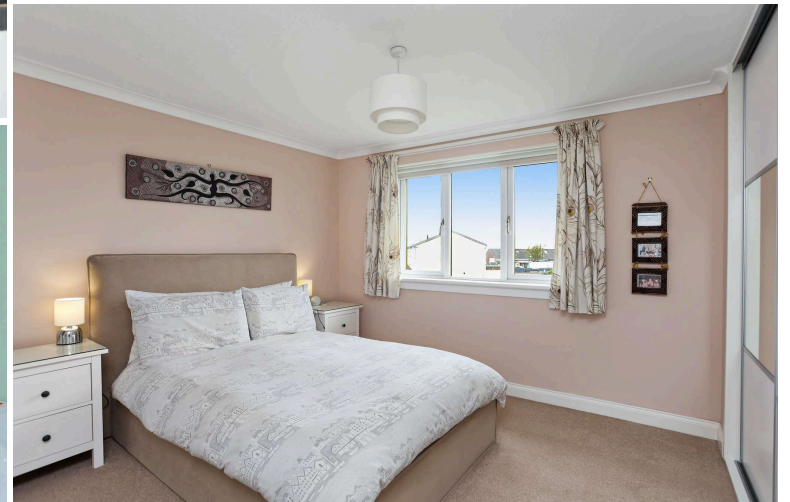
All fixtures, fittings, integrated kitchen appliances, curtains, blinds and garden furniture will be included in the sale.

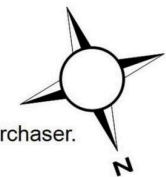
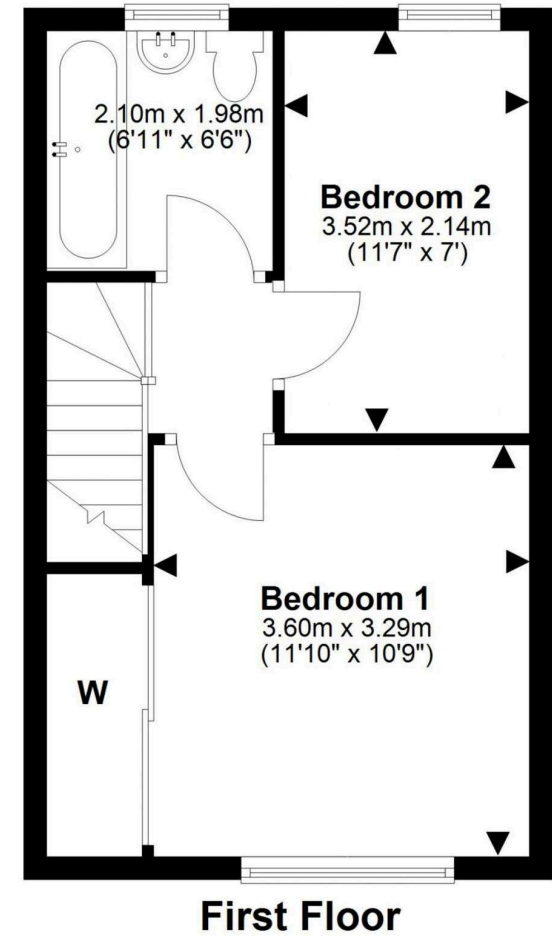
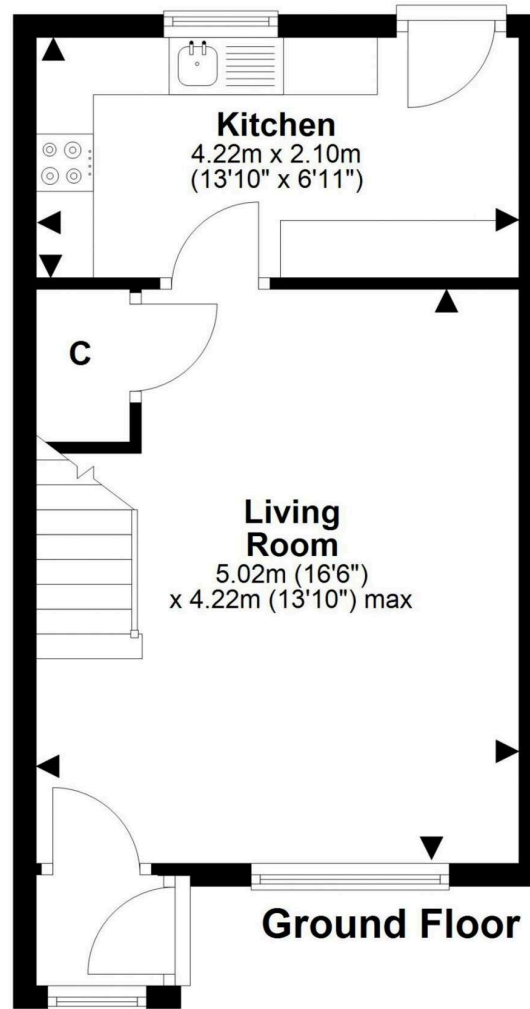
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.





The subjects are located in the popular East Lothian coastal town of Port Seton, which is well within commuting distance of Edinburgh. The property enjoys a prime location, yet is within easy reach of the excellent amenities the town and nearby Prestonpans has to offer. For a more comprehensive range of amenities Musselburgh is just a little further afield. Schooling is well represented from nursery to senior level. The property is close to an efficient public transport network, which operates throughout the town, throughout East Lothian and to Edinburgh. The city bypass and main motorway networks are also within easy reach. For those seeking an alternative method of transport there is a railway station at Prestonpans.





This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.