



16 Links Walk

PORT SETON, PRESTONPANS, EH32 0TQ

Property
PARIS STEELE

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PROPERTY DESCRIPTION

Situated in Port Seton, with uninterrupted Firth of Forth views, this four-bedroom home offers spacious, light-filled living and a delightful residential setting. A neatly maintained lawn with established borders and planting, guides you to the front door and into a welcoming hallway.

To the right, a bright and spacious sitting and dining room extends the full length of the property. Carpeted and with a soft colour palette it provides a wonderful setting for entertaining, relaxation, and everyday family living. This space flows seamlessly into a charming conservatory, which opens directly onto the south-west-facing garden. The well-equipped galley-style kitchen also offers garden access and features plentiful wall and base units, complementary worktops, a tiled splashback, and integrated appliances including a gas hob, oven, and extractor hood.

Completing the ground floor is a generously sized south-west-facing double bedroom overlooking the rear garden, fitted with built-in overhead storage, along with a convenient guest WC. Upstairs, three flexible double bedrooms including a south-west-facing principal double bedroom provide comfortable accommodation, all served by a family bathroom.

Externally, the enclosed south-west-facing rear garden bordering a gated driveway features a small lawn alongside a useful shed.

FIXTURES & FITTINGS

All fitted floor coverings, light fixtures and integrated appliances are included in the sale. Some furniture may be available by separate negotiation.



PROPERTY FEATURES

- Four bedroom linked home
- Spacious sitting and dining room
- Conservatory opening to south-west-facing garden
- Galley-style kitchen with rear garden access
- Four double bedrooms
- Family bathroom and guest WC
- Front garden and south-west-facing rear garden
- Gated driveway to the rear
- Double glazing / Gas central heating
- EPC - C
- Council tax band - E
- Tenure - Freehold
- Annual Service Charge - Approx. £70

PORT SETON

Situated on the picturesque Firth of Forth, 13 miles east of Edinburgh, Port Seton is a small fishing village with a welcoming and friendly community.

Together with neighbouring Cockenzie it boasts an array of amenities perfect for daily shopping needs including a Co-op, chemist, and post office.

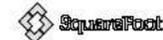
Residents can find more extensive shopping in nearby Prestonpans as well as at Fort Kinnaird Retail Park which houses well-known eateries such as Pizza Express; high street shops like TK Maxx, Boots, and Primark; and an Odeon multiplex cinema.

For leisure pursuits, Prestonpan's Mercat Gait Sports Centre has a 25m swimming pool and gym. There is easy access to East Lothian's picturesque beaches including Seton Sands and those at Gullane and North Berwick, as well as renowned golf courses at the latter two locations and beyond. The region also offers fantastic opportunities for walks, cycles, and horse riding.

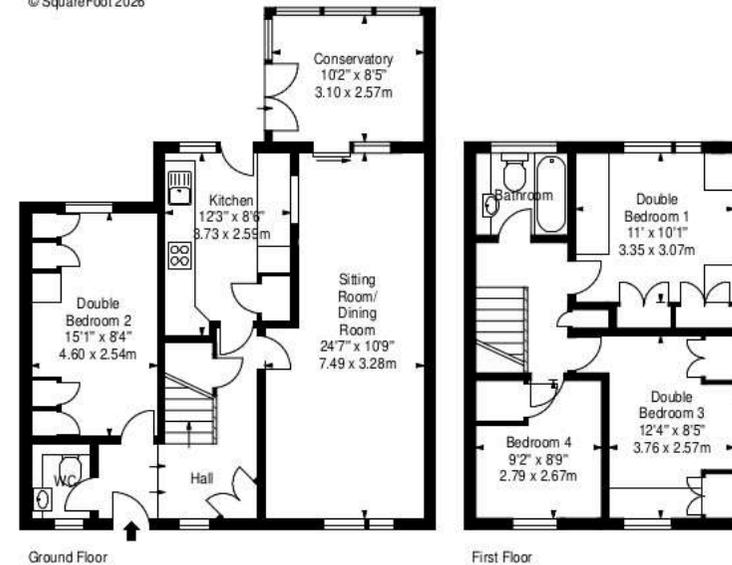
There is a local primary school and the property is within the catchment area for Preston Lodge High School. Additionally, private schooling is available at Loretto in Musselburgh with further choices available in Edinburgh.



Links Walk,
Port Seton,
Prestonpans,
East Lothian, EH32 0TQ



Approx. Gross Internal Area
1137 Sq Ft - 105.63 Sq M
For identification only. Not to scale.
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PARIS STEELE

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Please Note:

1. While the foregoing particulars are believed to be correct, no warranty is given as to their accuracy, and it will be for the intending purchasers to satisfy themselves on these matters prior to the conclusion of missives. All sizes are approximate.
2. The Home Report and more information for this property is available from www.parissteele.com
3. Interested parties are advised to have their interest noted with the Selling Agents so that they may be advised of any closing date. The seller will not be bound to accept the highest or any offer submitted at a closing date. Please submit offers by email to property@parissteele.com or by post to: Paris Steele, 35 Westgate, North Berwick, EH39 4AG.
4. From 1st February 2022, residential properties in Scotland are required by law to have a system of interlinked smoke alarms, carbon dioxide detectors and heat detectors installed. No warranty is given by the Seller on compliance with this legislation and the Seller does not warrant the condition of any systems or appliances of a working nature included in the price.

