

COULTERS[©]

COULTERS

10 LINKS VIEW

PORT SETON, EAST LoTHIAN, EH32 0EY

3 BED

1 BATH

1 PUBLIC



TAKE A LOOK INSIDE

Peacefully positioned within a quiet cul-de-sac in the popular and conveniently located coastal town of Port Seton, 10 Links View is an appealing three-bedroom link-detached house offering well-presented and thoughtfully arranged accommodation.

Ideally situated for access to a good range of local amenities and excellent transport links, the property further benefits from a delightful south-facing private rear garden, integral single garage and private driveway parking.

KEY FEATURES



Appealing link detached house with sea views



Three double bedrooms



Delightful south facing private garden



Integral garage and driveway



Ideally located close to local amenities, transport links and the beach



Modern, well proportioned accommodation



EPC Rating - D



Council Tax Band - D





The well-proportioned accommodation comprises a welcoming entrance hall with convenient WC and access to the integral garage. A spacious dual-aspect sitting room/dining room provides a bright and versatile principal reception space, with French doors opening directly from the dining area to the rear garden. The modern kitchen is fitted with a good range of wall and base units and integrated appliances, with a rear door providing further access to the garden.

On the first floor, a carpeted staircase leads to a spacious landing and three well-proportioned double bedrooms, all of which benefit from built-in wardrobes. A family bathroom completes the accommodation.





THE LOCAL AREA

Port Seton and neighbouring Cockenzie are charming East Lothian fishing villages with working harbours on the Firth of Forth. Along with coastal walks, residents enjoy access to stunning beaches and world-class golf courses including those at Muirfield and Archerfield near to the picturesque towns of Gullane and North Berwick.

Other recreational opportunities include those at the Mercat Gait Centre in Prestonpans, and Meadowmill Sports Centre featuring hockey, rugby, and football pitches along with a performance gym. Fort Kinnaird Retail Park with its multi-plex cinema, high street stores, and casual dining options is a short journey away. There is a local Co-op for daily shopping needs whilst Prestonpans has a Lidl and other retailers.

Local schooling includes Cockenzie Primary School and Preston Lodge High School whilst private options such as Loretto in Musselburgh and Belhaven Hill in Dunbar are in easy reach.

The train station in Prestonpans offers regular links between Edinburgh and North Berwick, and there is easy access to Edinburgh by car, bus and night bus via the A1 and City Bypass.

EXTRAS

All fitted floor coverings, blinds, curtains, light fittings, gas hob, oven, fridge/freezer, dishwasher and the garden shed are included in the sale price. The washing machine is available by separate negotiation.

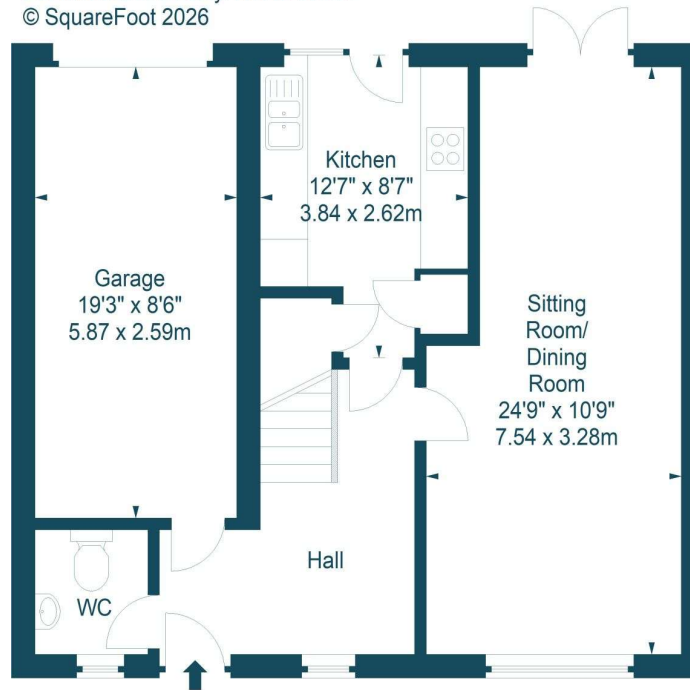
HOME REPORT VALUATION: £260,000



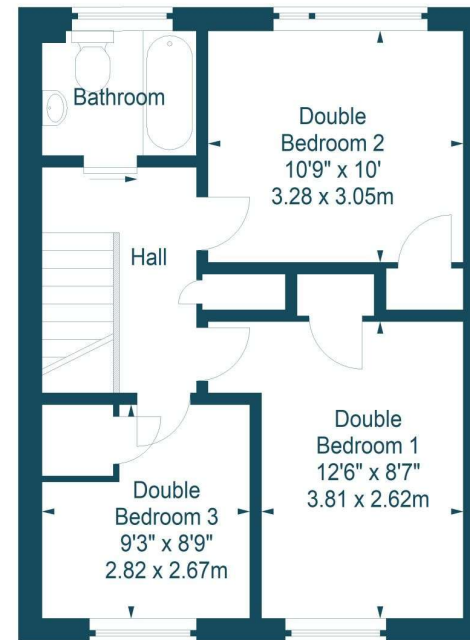
Links View,
Port Seton,
Prestonpans,
East Lothian, EH32 0EY



Approx. Gross Internal Area
933 Sq Ft - 86.68 Sq M
Garage
Approx. Gross Internal Area
161 Sq Ft - 14.96 Sq M
For identification only. Not to scale.
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Ground Floor



First Floor

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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.