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25 Links Place,

Port Seton, EH32 0TP



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FREEHOLD

Description

Clancys Solicitors & Estate Agents are delighted to welcome you to 25 Links Place, a well presented 3-bedroom semi-detached villa, set at the end of a quiet cul de sac within the ever-popular seaside village of Port Seton, close to local amenities and transport links. The accommodation briefly comprises a welcoming entrance hallway, a bright and spacious living/ dining with a door giving access the conservatory. The kitchen is fitted with modern base and wall mounted units. A carpeted staircase leads to the upper landing to three good sized bedrooms and a stylish family bathroom with glass screen and shower over the bath. The property further benefits from gas central heating, double glazing, good storage including attic space, private gardens to the front and rear and driveway. This property will make a superb family home and viewing is highly recommended.

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.

Extras

All fitted floor coverings. It should be noted that no warranties or guarantees will be given for systems.

Features

- Entrance hallway

● Living/Dining room

● Kitchen

● Conservatory

● 3 Bedrooms

● 1 Bathroom with shower

● Gas central heating

● Double glazing

● Good storage facilities including
- attic.

● Private gardens to the front and rear

● Driveway

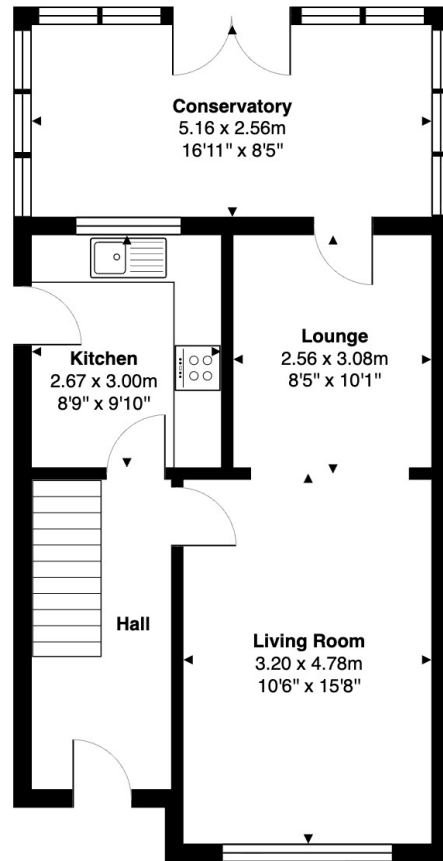
● EPC rating - C

● Council Tax Band – D

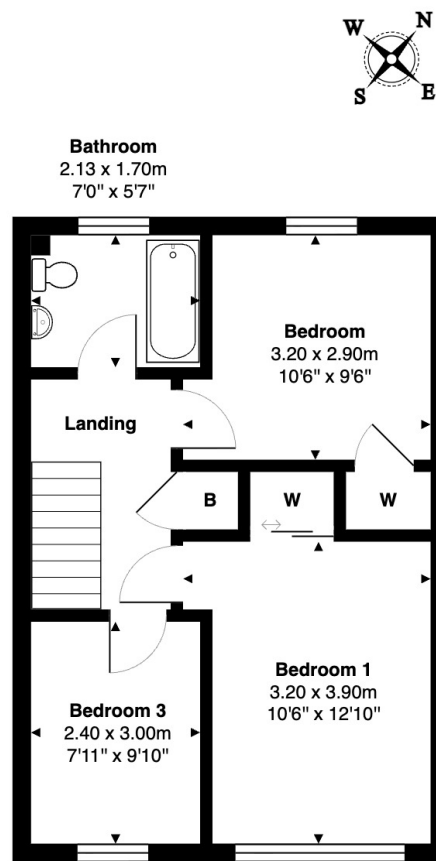
● Tenure - Freehold







Ground Floor



First Floor

Total Area: 93.7 m² ... 1009 ft²

All measurements are approximate and for display purposes only



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DISCLAIMER These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute or form part of an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.