



GARDEN STIRLING BURNET

2 LINKS PLACE, PORT SETON
EAST LOTHIAN, EH32 0TP

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SUMMARY

Ideal for professionals and downsizers seeking quiet coastal living within easy reach of Edinburgh, this one-bedroom end-terraced house lies in the desirable seaside town of Port Seton, close to local shopping, day/night bus services, and scenic beach walks.

The well-presented contemporary home features a connected living room and integrated kitchen, a double bedroom, plentiful built-in storage, and a bright bathroom with a shower-over-bath. An enclosed low-maintenance garden with a shed completes this attractive offering, which further benefits from private off-street parking.

Extras: All fitted floor coverings, window coverings, and light fittings are included in the sale, whilst the garden shed is available by separate negotiation.

FEATURES

- Quiet coastal town setting within easy reach of Edinburgh
- Modern end-terraced house with tasteful décor
- Practical entrance porch
- Dual-aspect living room with storage and kitchen access
- Sleek integrated kitchen enjoying natural light
- One double bedroom with fitted storage
- Bright bathroom with shower-over-bath
- Enclosed low-maintenance garden with a shed
- Private off-street parking
- Gas central heating and double glazing





**OFFERS TO:
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HOUSE SALES

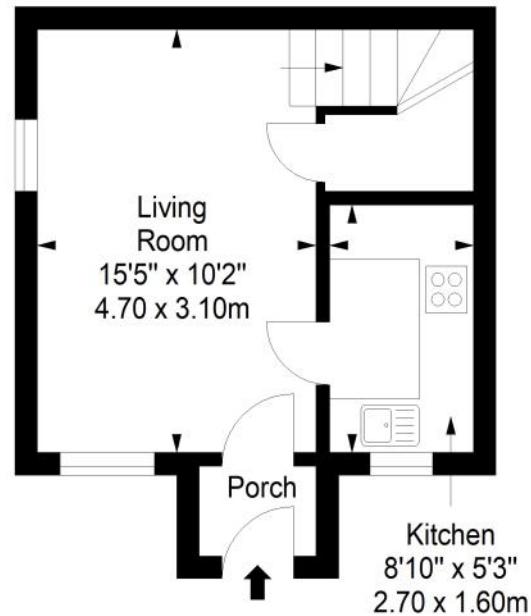
If you have a house to sell, we provide free pre-sales advice, including valuation. We will visit your home and discuss in detail all aspects of selling and buying, including costs and marketing strategy, and will explain GSB Properties' comprehensive services.

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.

FLOORPLAN

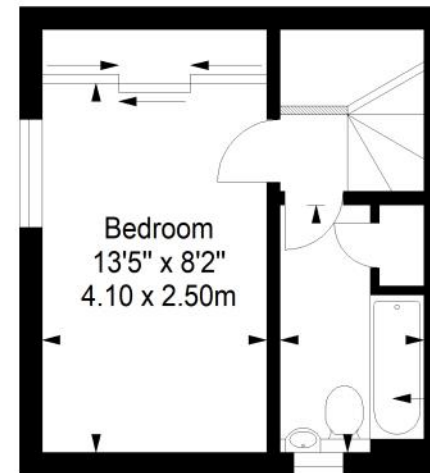
Ground Floor

Approx. 24.3 sq. metres (261.6 sq. feet)



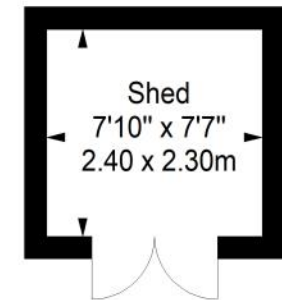
First Floor

Approx. 20.0 sq. metres (215.3 sq. feet)

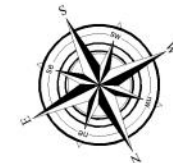


Shed

Approx. 5.5 sq. metres (59.2 sq. feet)



Bathroom
9'2" x 5'3"
2.80 x 1.60m



Total area: approx. 44.3 sq. metres (476.9 sq. feet)