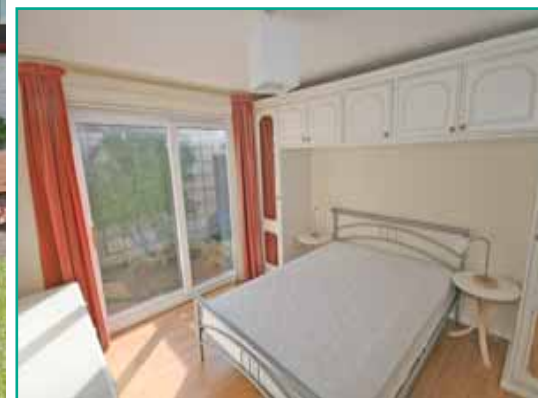




PORT SETON
42 LINKS VIEW

OFFERS OVER £169,000



 **GSB PROPERTIES**
TO VIEW TELEPHONE 01620 825368 **WEB** www.gsbproperties.co.uk

PORT SETON 42 LINKS VIEW

OFFERS OVER £169,000

VIEWING: TELEPHONE GSB

PROPERTIES 01620 825368

**ATTRACTIVE EXTENDED
TERRACED BUNGALOW
WONDERFUL PANORAMIC
SEA VIEWS
QUIET RESIDENTIAL AREA
CLOSE TO TOWN**

**ENTRANCE VESTIBULE
LOUNGE
KITCHEN/DINING ROOM
CONSERVATORY
2 DOUBLE BEDROOMS
1 SINGLE BEDROOM
BATHROOM
GARDENS
GARAGE & PARKING
GAS CENTRAL HEATING
DOUBLE GLAZING**

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.

GSB PROPERTIES

OFFERS TO:

18 HARDGATE HADDINGTON
EAST LOTHIAN EH41 3JS
TEL: 01620 825368
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ESPC
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General Description

The seaside town of Port Seton is always a popular location with those commuting into Edinburgh as the journey by car is both fast and easy and there are regular bus and train services from nearby Longniddry and Prestonpans Stations. The town has good local shopping facilities, a primary school and a modern community centre. The city bypass is only minutes away by car and provides a fast access to the airport and motorway networks leading north and west. Additional comprehensive shopping is found in either Musselburgh or Haddington, which again, is within easy driving distance either way. Here you will find excellent shopping and a wide range of leisure and recreational facilities. East Lothian's beautiful countryside and fine coastline are also virtually on the doorstep. Links View is a popular residential area located on the northeast edge of the town yet is within easy walking distance to the high street and coastline.

The property offered for sale is quietly situated within this popular area and enjoys an open outlook to the front with wonderful unobstructed views of the sea. This attractive mid terraced bungalow offers spacious living accommodation with a flexible layout. It has been well maintained and is newly decorated throughout and recent improvements include a new kitchen & bathroom and new beech laminate flooring throughout. It also benefits from double glazing and gas fired central heating. Outside, there are easy maintained gardens to the front and rear and a detached garage.

This is a lovely comfortable home in a fabulous location that is in excellent walk-in condition. Early viewing is highly recommended.

Accommodation

ENTRANCE VESTIBULE

Entered through a double glazed front door with side screen and in turn through a half glazed door to the lounge. Laminate wood flooring.

LOUNGE

4.96m x 4.36m (16'03 x 14'03)
A bright and well proportioned living room with a picture window offering wonderful open outlooks to the green and sea beyond. Fireplace with feature gas fire. Laminate wood flooring, TV and telephone connection points. Door to the inner hallway

INNER HALL

Provides access to the kitchen, bedrooms and bathroom. There is a large cupboard housing the new electrical circuit breaker panel and another with the new combi gas condensing boiler for the hot water & central heating. Hatch to attic storage space above. Laminate wood flooring.

KITCHEN

2.96m x 2.75m (9'05 x 10'03)
Recently fitted with a quality range of wall and base level units with work surface over and incorporating a 1 1/2 stainless steel sink unit and drainer. Integrated new appliances including gas hob, electric oven, washing machine, dishwasher, fridge and freezer. Velux window, vinyl floor, low level work surface lighting and spotlights to the ceiling.

DINING ROOM

3.12m x 2.88m (10'03 x 9'05)
Open plan to the kitchen, window to the rear aspect, wooden laminate floor and coving to ceiling.

CONSERVATORY

2.97m x 2.32m (9'09 x 7'02)
Useful addition to the property the conservatory leads off the dining room and has a door to the rear garden. Wooden laminate flooring.

BEDROOM 1

3.19m x 3.12m (10'05 x 10'03)
A comfortable double bedroom with patio doors to the rear garden and a range of fitted units. Wooden laminate flooring.

BEDROOM 2

2.99m x 2.44m (9'10 x 8'00)
Double bedroom with skylight Velux window and two large built in cupboards with shelving and hanging space. Wooden laminate flooring.

BEDROOM 3

3.50m x 3.10m (11'05 x 10'02) Maximum points
"L" shaped single bedroom with wide window to the front aspect and again enjoying views over the green and Firth of Forth. Storage cupboard and wooden laminate flooring.

BATHROOM

Newly fitted with a three piece suite comprising wash hand basin low level w/c and panel bath with power shower over. Skylight Velux window, extractor fan and vinyl flooring.

GARDEN

The open plan front garden which enjoys an open aspect overlooking the green and sea beyond is laid for easy maintenance with gravel chips and includes flower and shrub borders. The rear garden is enclosed with timber fencing and includes a rear access gate. It is mainly a paved patio/sitting with stone chipped areas.

GARAGE

Detached single garage with up and over door. Power and lighting.

EXTRAS

Included in the sale, blinds, light fittings, and the new integral kitchen appliances.

COUNCIL TAX BAND - E



42 LINKS VIEW, PORT SETON
Measurements are approximate. Not to scale. Illustrative purposes only
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