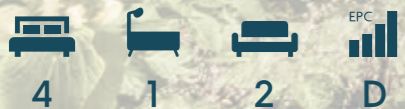


COULTERS<sup>®</sup>

WELCOME TO:  
BANK ROAD

1 Bank Road, East Linton, East Lothian, EH40 3AH



## BANK ROAD AT A GLANCE:



Desirable East Linton  
village location



Double upper  
stonebuilt apartment



Light-filled family  
living space



Close to scenic  
countryside



Private  
garden



Well-regarded  
schooling nearby

## EXTRAS:

All fixtures and fittings, including; blinds, curtains, light fittings, carpets and fitted floor coverings. Please note that other items may be available through separate negotiation.



## A LITTLE BIT ABOUT THE PROPERTY:

Enjoy a picturesque East Lothian setting with this double upper apartment and garden in the highly desirable village of East Linton. Boasting wonderfully spacious and light-filled accommodation, this stonebuilt property is a superb family home. Occupying a coveted location within this charming village it is within walking distance of local amenities and stunning scenery. With world-famous golf courses and spectacular beaches on the doorstep, this is an exceptional opportunity.

- Light living room overlooking Bridge Street and leading seamlessly into the adjoining dining room. The tasteful interior includes wooden flooring, cast iron radiator, a sash and case window, and a partial shelved press.
- Spacious dining room leading into the kitchen, it boasts a stylish décor featuring a mantelpiece with log-burning stove, wooden flooring and a cast iron radiator.
- A good-sized kitchen with delightful rear garden views. Features cream shaker-style wall and floor units, light oak-effect worktops, and integrated appliances including a gas hob, extractor hood, and oven.
- Useful bright study or home office.
- Principal double bedroom with plentiful natural light and a built-in press.
- Three further generously proportioned and bright double bedrooms, two with delightful rear garden views and original cast iron fireplaces.
- Bathroom with a towel radiator, and GROHE fixtures and fittings including a wall-mounted shower over bath, hidden cistern WC, and washbasin.
- Picturesque private rear garden with paving and an established vegetable patch, small lawn, and garden shed.
- Ample on-street parking on Bank Street.
- Gas central heating throughout.





# LOCATION, LOCATION, LOCATION:

East Linton lying between Haddington and Dunbar is a picturesque East Lothian village 22 miles from Edinburgh. With a pretty square, attractive architecture, historical buildings, and wide leafy streets it is full of rural charm. Walkers can enjoy scenic routes along the East Linton Riverside Path and at Smeaton Lake or something more vigorous with the walk to Pencaig Brae.

Occupying a wonderful location in this part of Scotland stunning beaches and globally renowned golf courses are all moments away. Family-friendly activities can be found in Dunbar which has a popular leisure pool, Foxlake Adventures, and East Links Family Park. The village itself boasts some bustling bars and restaurants from The Crown and Kitchen to The Linton Hotel overlooking the Old

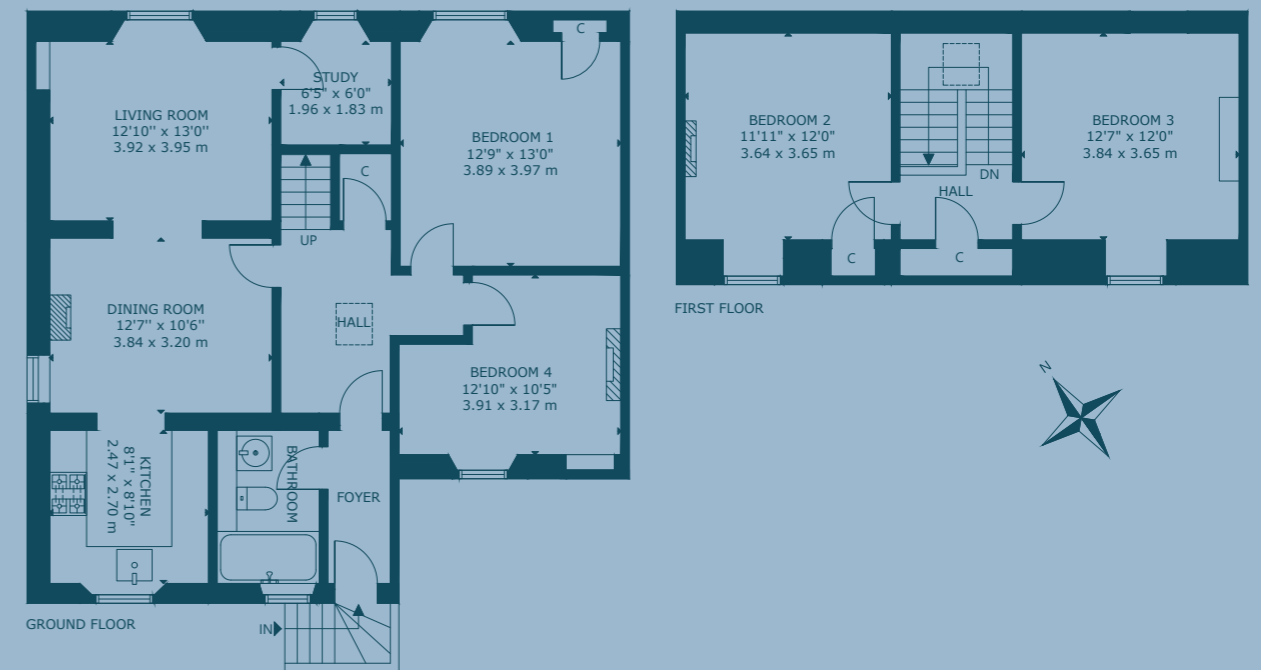
Tyne Bridge. Daily shopping needs are well-catered for with Bostock Bakery, a Co-op Food, a convenience store, post office, and The Mart Farm Shop whilst larger supermarkets are in nearby Haddington and Dunbar.

East Linton Primary School is within walking distance, and it is in the catchment for the well-regarded Dunbar Grammar. Private schooling choices are available in nearby Haddington, Dunbar, and Musselburgh as well of course as those in Edinburgh.

A new train station is due to open in 2024 putting the village on the East Coast Main Line to Edinburgh and London. Edinburgh's City Centre is reached by car via the A1 in approx. forty-minutes.



## FLOOR PLAN:



1 Bank Road, East Linton, East Lothian, EH40 3AH

Approx. Gross Internal Area

1,370 Sq Ft - 128 Sq M

For identification only. Not to scale.

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WE'D LOVE TO  
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