

COULTERS®

WELCOME TO:
NOBLE GARDENS

11 Noble Gardens, East Linton, East Lothian, EH40 3BY



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NOBLE GARDENS AT A GLANCE:



Desirable East Linton
village location



Detached Stewart
Milne home



Single-car garage
and double driveway



Close to stunning
countryside



South-west
facing garden



Walking distance of
local primary school



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:

Discover a desirable East Lothian lifestyle with this Stewart Milne detached home in the picturesque village of East Linton. Meticulously designed, The Hampsfield perfectly reflects the needs of a modern family as demonstrated by its spacious, light, and comfortable interiors along with its high-quality fixtures and fittings. Only a short walk from the village's primary school and amenities, and with world-renowned golfing and beaches within easy reach this is a perfect family home in an ideal location.

- Well-proportioned living room with an attractive box bay window to the front.
- Impressive dining/family kitchen boasting pendant lighting, utility area, and French doors out to the rear garden and alfresco area. High-spec integrated appliances including an extractor hood, eye-level microwave, oven, and hob.
- Modern WC with a wall-hung washbasin built into vanity.
- Spacious principal carpeted double bedroom with a walk-in dressing room and an en-suite shower room.
- Second generous double bedroom with a built-in wardrobe, and an en-suite shower room.
- Two additional bright and carpeted double bedrooms.
- Well-appointed family bathroom with a wall-mounted shower over bath.
- Front garden with lawn and borders and enclosed rear garden.
- Integral single-car garage and double driveway.
- Gas central heating and double glazing throughout. Roof-mounted solar panels.



LOCATION, LOCATION, LOCATION:

Ranked recently by The Sunday Times as one of the best places to live, East Linton lying between Haddington and Dunbar is a picturesque East Lothian village 22 miles from Edinburgh. Walkers can enjoy scenic routes along the East Linton Riverside Path and at Smeaton Lake or something more vigorous with the walk to Pencraig 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:



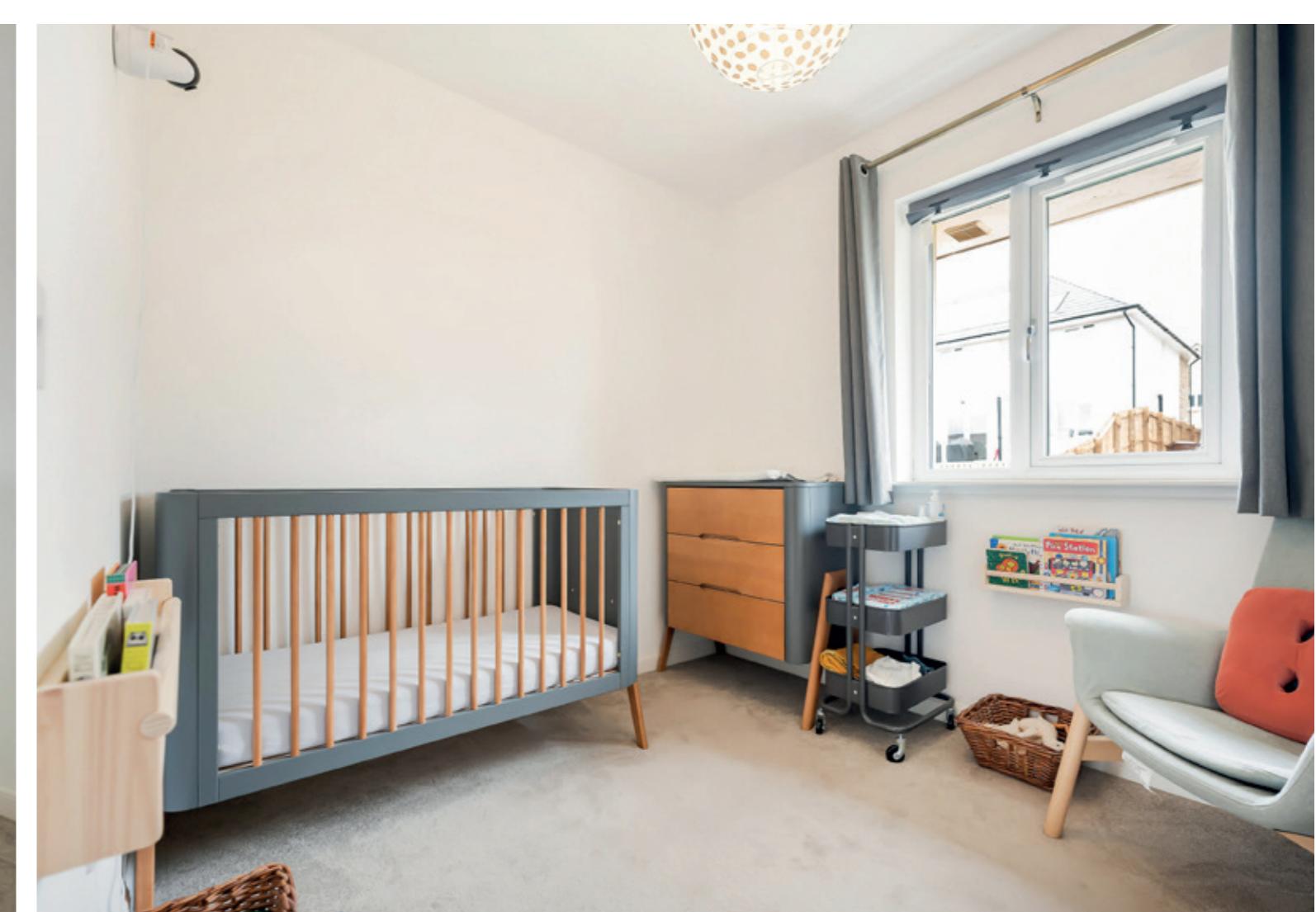
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Approx. Gross Internal Area

1,404 Sq Ft - 130 Sq M

For identification only. Not to scale.

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WE'D LOVE TO
HEAR FROM YOU:

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