

COULTERS[©]

23 NOBLE GARDENS

EAST LINTON, EAST LoTHIAN, EH40 3BY

 5 BED  3 BATH  3 PUBLIC



TAKE A LOOK INSIDE

This immaculately presented five bedroom detached family home provides bright and spacious accommodation with high quality finishes and upgraded specification throughout.

The property is located on a corner plot within a sought after development, benefitting from a large, recently landscaped South-facing rear garden.

KEY FEATURES



Stylish detached family home



Five bedrooms, two with ensuite



Landscaped South-facing rear garden



Double garage with electric car charging point and extensive driveway

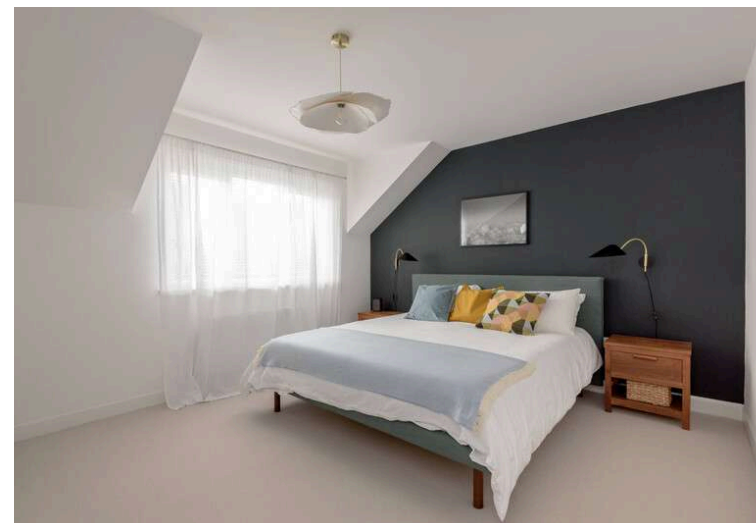


Within a short walk of local school and train station, due to open in December 2023



Excellent local amenities nearby





The accommodation comprises; a spacious entrance hallway with vestibule; a bright living room with direct access to rear garden, family room, study/bedroom 5, a modern dining kitchen with eye level steam oven, integrated combi microwave oven, 5 ring gas hob and Caesarstone worktops, and utility room with separate WC.

On the first floor there is a master bedroom with dressing room and ensuite featuring a three piece suite and separate shower, three further double bedrooms one with ensuite. A family bathroom with three piece suite and separate shower completes the accommodation.





THE LOCAL AREA

The village of East Linton offers a tranquil semi-rural location with a variety of amenities close to hand. The village itself has a post office, butcher, medical centre, delicatessen, pharmacy, library, bookshop, gift shop and Co-op. The Mart which is just a short walk from the property hosts a Farmshop, cafe, The Yoga Den and Hometown Coffee Roasters. Further shopping is available in nearby towns including North Berwick, Haddington and Dunbar.

Located between spectacular coastlines and beautiful countryside, there are fantastic opportunities for peaceful walks, cycling, surfing and of course golf with an abundance of renowned courses close by. The highly renowned East Linton Primary School is located within the heart of the village just a short walk from the property.

There are regular bus services to Edinburgh, North Berwick and Dunbar, and East Linton Train Station is due to open in December 2023 which will also provide excellent services to the Capital and beyond. It's close proximity to the A1 allows for easy access to Edinburgh, the City Bypass, as well as the Central Scotland motorway network.

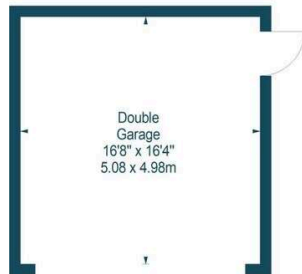
EXTRAS

Free standing appliances including washing machine, dryer and wine fridge not included, TV in bedroom not included. Curtains not included.

The factor is Spiers Gumley and the monthly factoring costs are approximately £30





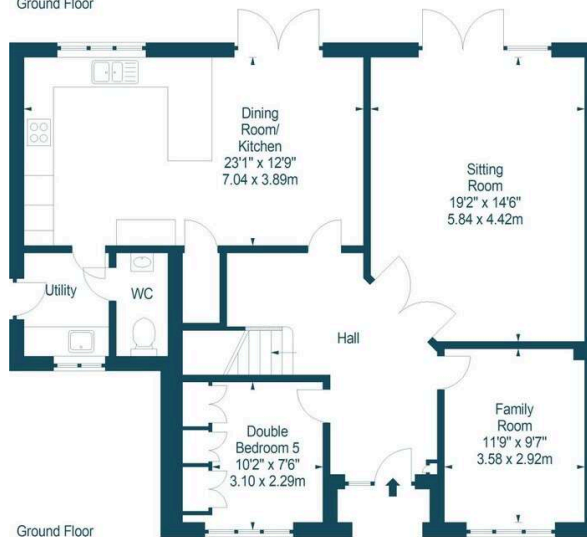


Ground Floor

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



Approx. Gross Internal Area
2133 Sq Ft - 198.16 Sq M
Garage
Approx. Gross Internal Area
272 Sq Ft - 25.27 Sq M
For identification only. Not to scale.
© SquareFoot 2023



Ground Floor



First Floor

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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.