





Set on a quiet and mature cul-de-sac in the picturesque village of East Linton. This three bedroom detached bungalow promises a semi-rural lifestyle, with open countryside and the John Muir Way on your doorstep and East Lothian's idyllic coastline within a few minutes' drive and excellent commuter links. The property is well-presented throughout with lightly decorated interiors; large private driveway and a large, sunny rear garden that is fully enclosed and landscaped for the entire family.

Extras: all fitted floor and window coverings, light fixtures, integrated kitchen appliances, and a greenhouse to be included in the sale. Please note, no warranties or guarantees shall be provided in relation to any of the services, moveables, and/or appliances included in the price, as these items are to be left in a sold as seen condition.

FEATURES

- Well-presented detached bungalow
- In the village of East Linton
- Lightly decorated interiors
- Welcoming hall with storage
- Living room with secluded outlook
- Dining kitchen and a utility room
- Principal bedroom with en-suite
- Two additional double bedrooms
- Three-piece family bathroom
- Great built-in storage available
- Mature front and rear gardens
- Private driveway and integrated garage
- EPC Rating – E
- Council Tax Band – E







"THE PROPERTY IS WELL-
PRESENTED THROUGHOUT
WITH A LARGE, SUNNY REAR
GARDEN THAT IS FULLY
ENCLOSED AND LANDSCAPED
FOR THE ENTIRE FAMILY."

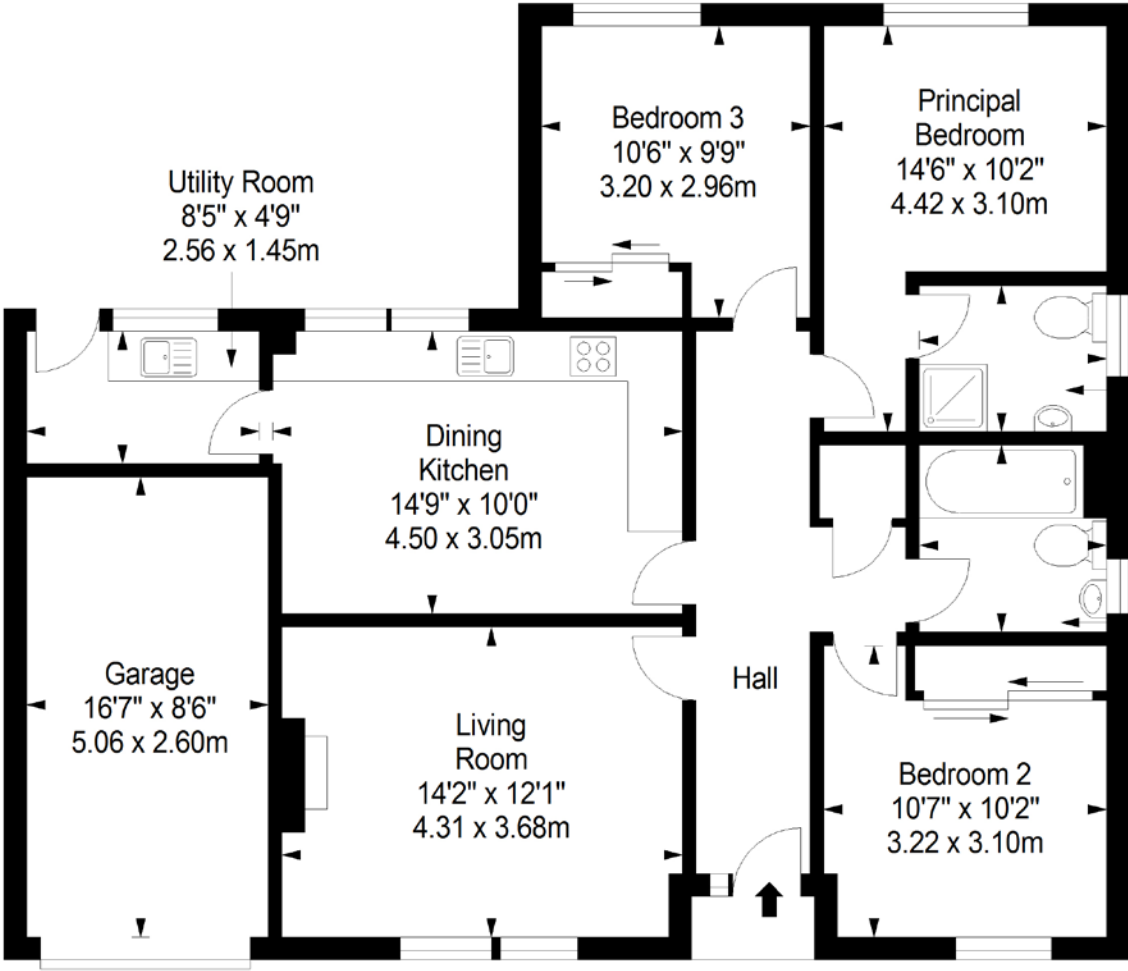




FLOORPLAN

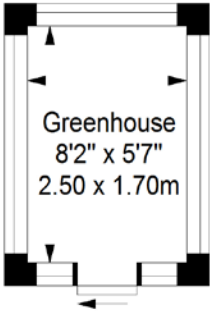
Ground Floor

Approx. 98.5 sq. metres (1060.3 sq. feet)



Greenhouse

Approx. 4.2 sq. metres (45.2 sq. feet)



Total area: approx. 102.7 sq. metres (1105.5 sq. feet)



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BORDERS

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