

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."

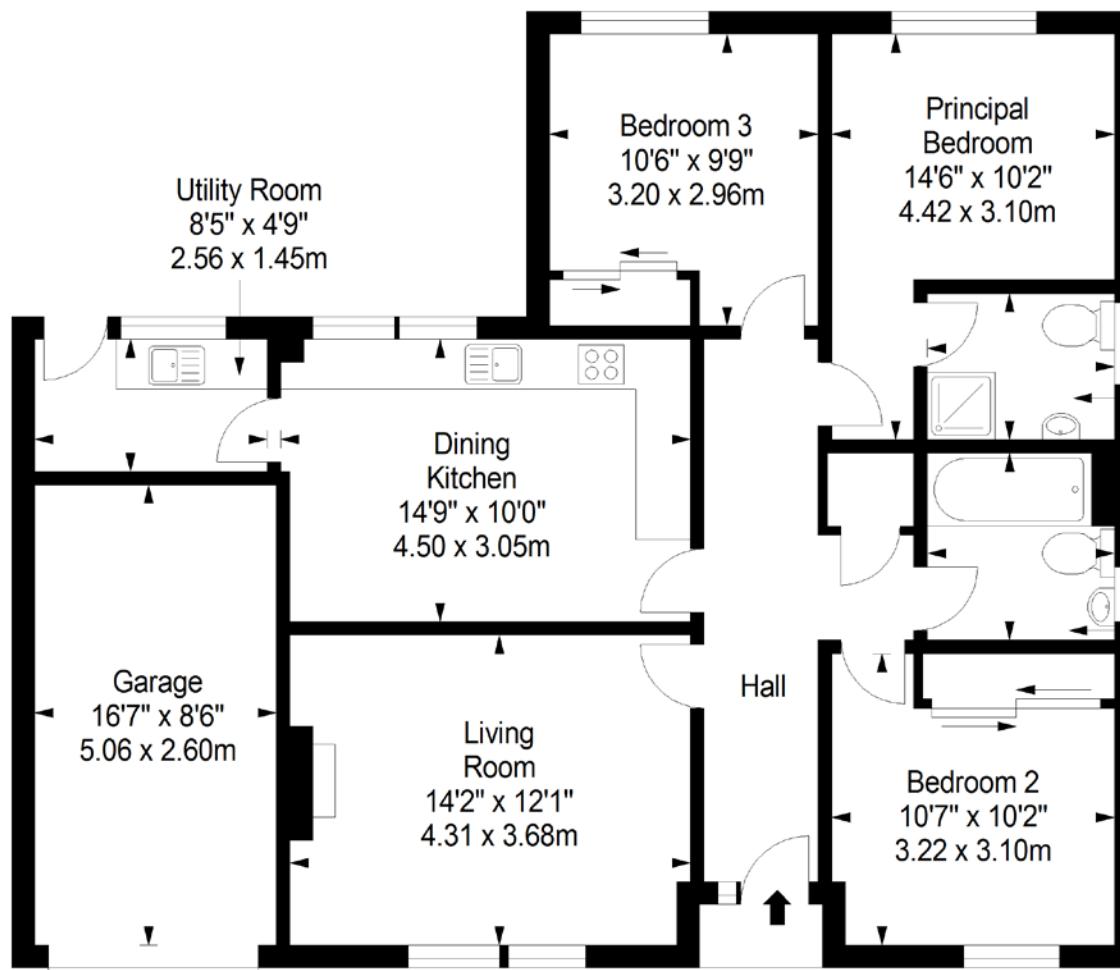




# FLOORPLAN

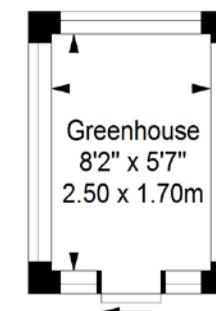
## Ground Floor

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



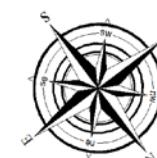
## Greenhouse

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



En-suite  
6'9" x 5'3"  
2.07 x 1.60m

Bathroom  
6'9" x 6'9"  
2.06 x 2.05m



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



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## EDINBURGH

29 Rutland Square  
EH1 2BW  
0131 516 5366

## GLASGOW

160 West George Street  
G2 2HQ  
0141 530 2021

## EAST LOTHIAN

33 Westgate  
EH39 4AG  
01620 893 481

## DUNDEE

11 South Tay Street  
DD1 1NU  
01382 201 000

## BORDERS

01890 880 008



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These particulars were prepared on the basis of our own knowledge of the local area and, in respect of the property itself, information supplied to us by our clients; all reasonable steps were taken at the time of preparing these particulars to ensure that all details contained in them were accurate. All statements contained in the particulars are for information only and all parties should not rely upon them as statements or representations of fact. In particular, (a) descriptions, measurements and dimensions, which may be quoted in these particulars are approximate only and (b) all references to conditions, planning permission, services, usage, constructions, fixtures and fittings and movable items contained in the property are for guidance only. Our clients may instruct us to set a closing date for offers at short notice and therefore if you wish to pursue interest in this property, you should immediately instruct your solicitor to note interest with us. Our clients reserve the right to conclude a bargain for the sale of the above subjects or any part thereof ahead of a notified closing date and will not be obliged to accept either the highest or indeed any offer for the above subjects or any part thereof. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order.