

# 8 MARKLE STEADING

East Linton, East Lothian, EH40 3EB





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**PROPERTY NAME**

8 Markle Steading

**LOCATION**

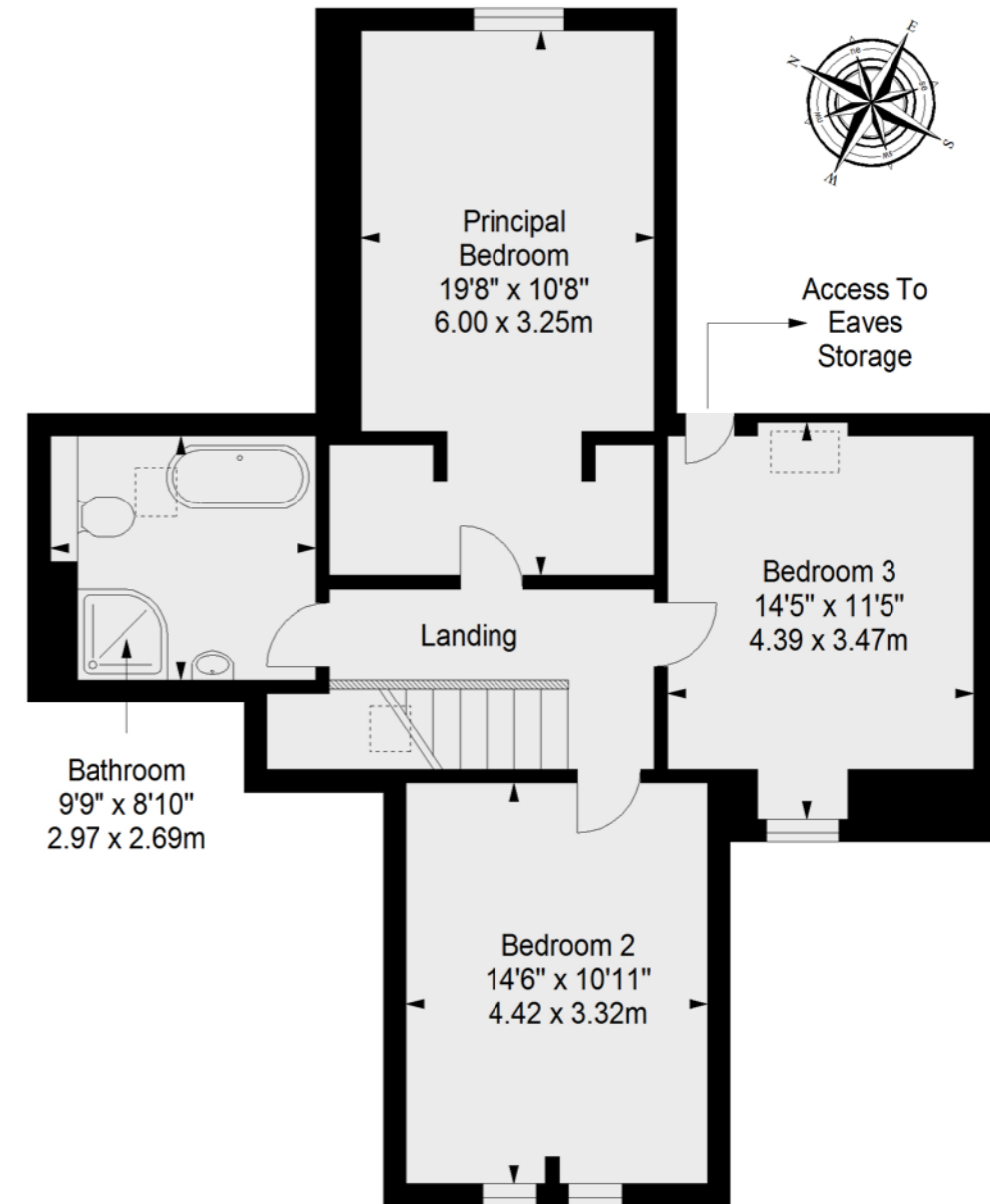
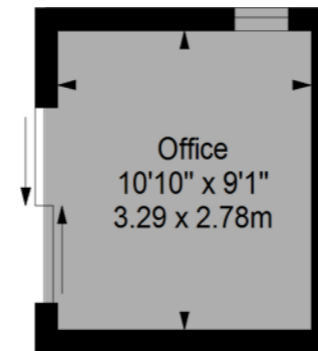
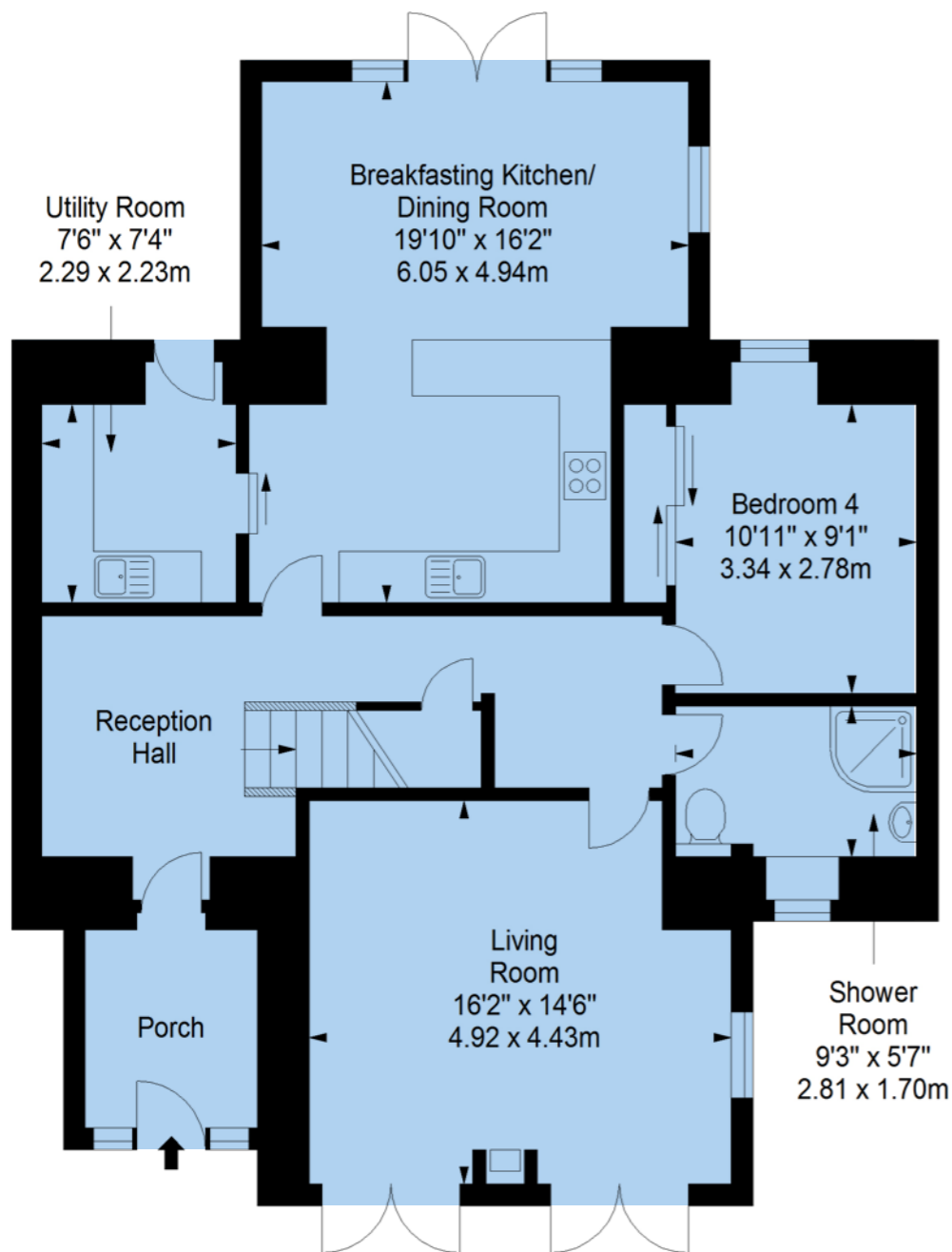
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**APPROXIMATE TOTAL AREA:**

174.4 sq. metres (1877.2 sq. feet)

GROUND-FLOOR ● FIRST-FLOOR ○ EXTERNALS ●

The floorplan is for illustrative purposes.  
All sizes are approximate.





## Welcome to 8 MARKLE STEADING

This mid-terraced house forms part of a charming steading development close to East Linton and offers a living room, an open-plan breakfasting kitchen/dining room, four bedrooms, a shower room, and a four-piece family bathroom, plus front and rear gardens and allocated parking.

**T**his four-bedroom, two-bathroom mid-terraced house comes well-presented with attractive modern interiors, having been completely refurbished and extended by the current owners in 2010. The development is surrounded by the picturesque East Lothian countryside with scenic walks on the doorstep, as well as lying just a 15-minute walk (or a few minutes' drive) from East Linton.

Extras: Integrated kitchen appliances comprising an oven, microwave, hob, and extractor hood will be included in the sale. Please note, no warranties or guarantees shall be provided for the appliances.

### GENERAL FEATURES

Charming steading development near East Linton  
Well-presented mid-terraced house  
Attractive, modern interiors  
EPC Rating - D | Council Tax band - E

### ACCOMMODATION FEATURES

Airy, practical entrance porch  
Reception hall with built-in storage  
Living room with log-burning stove  
Open-plan breakfasting kitchen/dining room  
Useful separate utility room  
Four well-proportioned double bedrooms  
Ground-floor shower room  
First-floor four-piece family bathroom  
Oak doors throughout

### EXTERIOR FEATURES

Landscaped front and rear gardens  
Versatile external office  
Lawned communal garden  
Allocated parking space and visitors' parking



# WELCOMING YOU INSIDE

## An airy and practical entrance

A pathway through the neat front garden leads to the front door, where an entrance porch (with ample space for coat and shoe storage) welcomes you inside and sets the tone for the accommodation to follow with neutral décor and eye-catching floor tiling. This leads through to a double-height, spacious hall with under-stair storage and space for furniture items.



# LIVING ROOM

A comfortable room for relaxing as a family





## French doors extend the space out onto a deck

**T**he well-proportioned living room enjoys a sunny southwest-facing aspect, with two sets of French doors extending the space out onto a deck in the front garden. The reception room offers plenty of space for configurations of furniture, all arranged around a warming log-burning stove, and is decorated in neutral tones and an attractive blue accent wall.



# OPEN PLAN DINING KITCHEN

**T**he open-plan kitchen and dining room is perfectly designed for everyday life and gatherings with guests, with a breakfast bar offering an ideal space for morning coffee and socialising while cooking, and a large dining area comfortably accommodating a ten-seater table and French doors opening onto the rear garden. The kitchen is fitted with cream farmhouse-inspired wall and base cabinets, framed by spacious worktops, splashback tiling, and coordinating floor tiles. A separate utility room (with external access via a stable door) supplements the kitchen and offers a discrete space for laundry appliances.







**The kitchen is fitted with cream farmhouse-inspired wall and base cabinets**





## BEDROOMS & BATHROOMS

**T**hree of the bedrooms are on the first floor, with the fourth found on the ground floor. All four sleeping areas are good-sized doubles and the principal is accompanied by twin open built-in wardrobes, with the ground-floor bedroom also benefiting from a built-in wardrobe. One of the remaining bedrooms has access to the eave's storage.





## Spacious, tranquil sleeping areas and attractive washrooms

**E**ach floor also benefits from a washroom, with the shower room (comprising a corner shower enclosure, a WC-suite, and a chrome towel radiator) neighbouring the ground-floor bedroom – ideal for guests, live-in relatives, or older children for a degree of independence. The first-floor family bathroom comes complete with a freestanding bathtub, a separate corner shower enclosure, and a WC-suite.



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**E**xternally, the house is flanked by low-maintenance gardens to the front and rear with taps and external sockets. The front garden boasts a sunny southwest-facing aspect and features a well-maintained lawn, a deck for outdoor seating and barbecues, a small shed, and a wood store. The rear garden is predominantly paved for easy upkeep and features a raised plant bed, as well as a shed, a bike shed, and an external office which was built in 2021. The office provides excellent flexibility for use, with potential to be a teenager's den, a studio, a music room, or a separate sitting area. There is also a communal green for use of the development's residents. The home comes with an allocated parking space, with visitors' parking also available.

## EXTERNALS & PARKING

### Spacious private and shared gardens



# MARKLE STEADING EAST LINTON

a picturesque conservation village  
nestled on the edge of the River Tyne

**8** Markle Steading is situated under a mile from East Linton, which is reachable in just a few minutes' drive or approximately 15 minutes by foot, via a scenic footpath through the countryside. East Linton is a picturesque conservation village nestled on the edge of the River Tyne. The quaint area offers an ideal village lifestyle and an easy commute into Edinburgh city centre, which is just over 23 miles away.



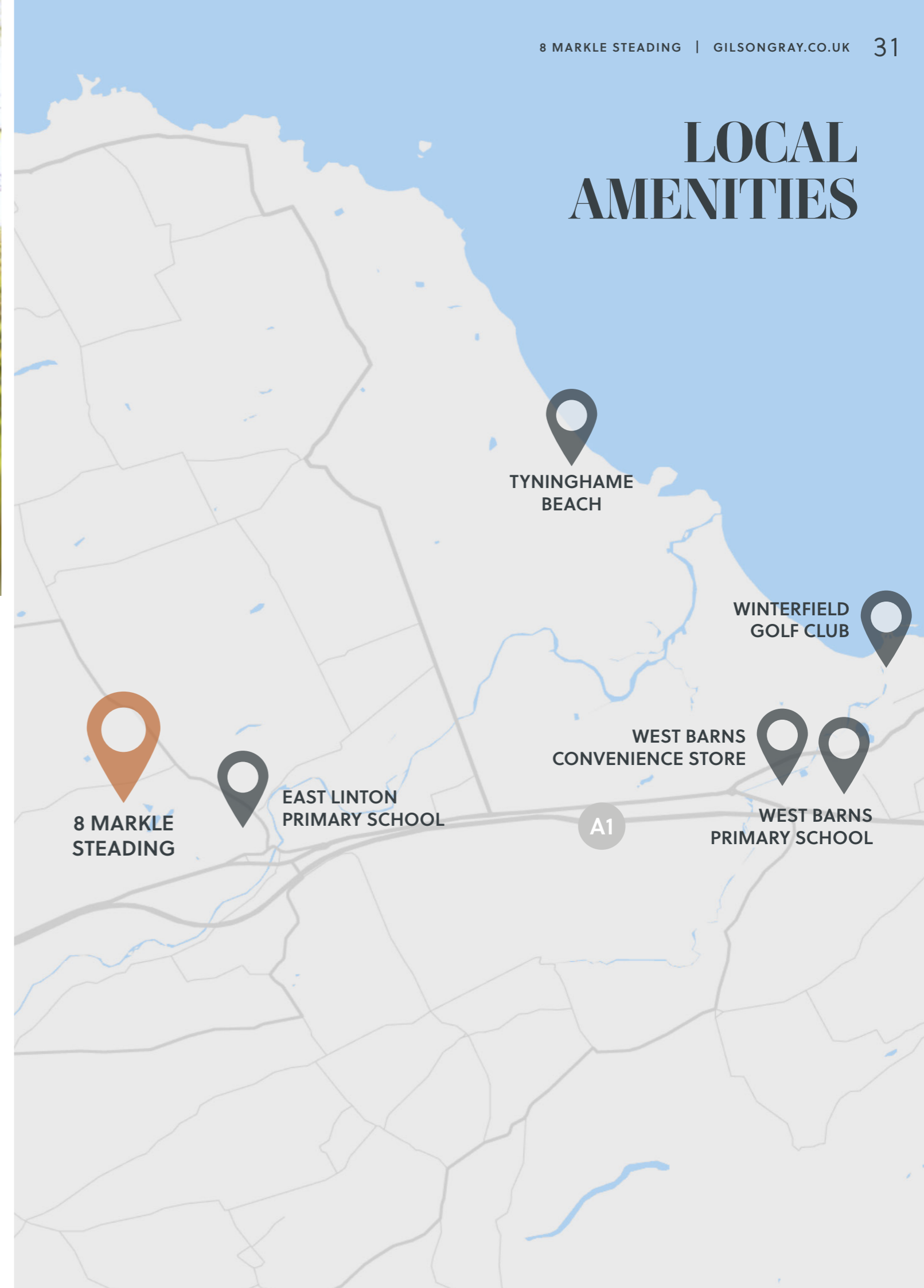
**T**he quaint area offers an ideal village lifestyle and an easy commute into Edinburgh city centre, which is just over 23 miles away. East Linton benefits from good local amenities, such as a Post Office, a convenience store, an award-winning butcher's shop, restaurants, and hotels. Extensive shopping is available in nearby North Berwick (6.5 miles), Dunbar (7.2 miles), or Haddington (5.5 miles), where you can find all the necessary amenities, local boutiques, and large supermarkets, amongst other amenities. For those who enjoy outdoor pursuits, East Lothian's breath-taking coastline with its outstanding beaches is within easy reach, including the remote Tynninghame Beach (5 miles) with its long stretch of golden sands.





The area is home to various countryside walks too, exploring woodlands and vibrant farmlands. For golf enthusiasts, East Lothian boasts a wealth of renowned courses that feature magnificent greens and fairways, with two in Dunbar, several in North Berwick, Dirleton and Gullane, amongst others. Indoor leisure centres can be found at North Berwick, Dunbar, and Haddington, all of which offer swimming pools, gyms, and fitness classes. The village benefits from an excellent primary school (a 5-minute drive or half-hour walk), with secondary schooling available in Dunbar, a 15-minute drive from the property. East Linton has excellent links to the A1, and construction is underway for the reopening of the village's train station. In the meantime, nearby Dunbar has a railway station providing direct rail services to Edinburgh and London.

# LOCAL AMENITIES







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