

COULTERS<sup>©</sup>

# 7 BROWNS PLACE

EAST LINTON, EH40 3BG

 1 BED  1 BATH  1 PUBLIC



## TAKE A LOOK INSIDE

A beautifully presented upper flat forming part of a traditional stone-built cottage in the highly desirable idyllic village of East Linton.

The property benefits from its own main door and an extensive private rear garden with raised vegetable beds, wild flowers, a shed and home office.

## KEY FEATURES



Beautifully presented upper flat



Double bedroom plus attic room currently used as a bedroom



Extensive private rear garden



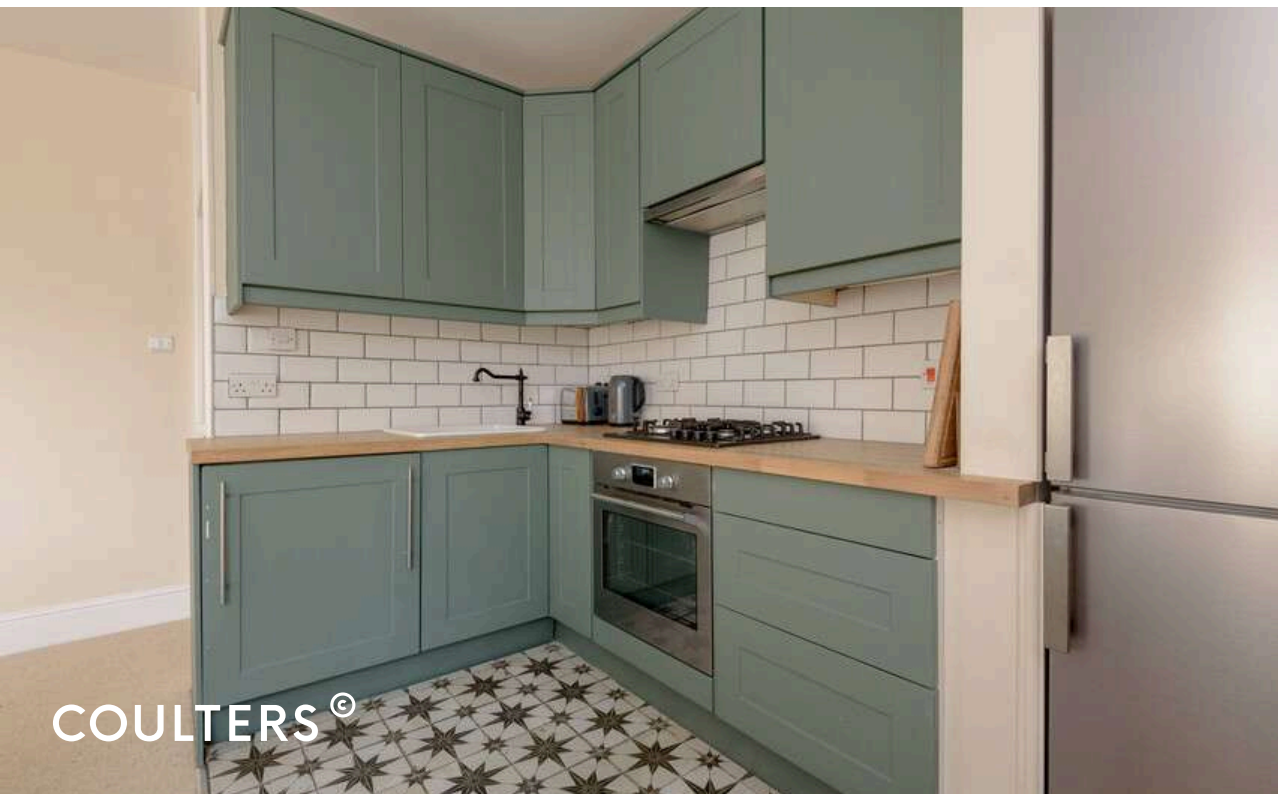
On street parking



Located in highly desirable East Linton



Excellent local amenities nearby





The accommodation comprises; an open plan kitchen/living room with wood burning stove, beautifully presented double bedroom, contemporary bathroom with three piece suite, a bespoke solid ash alternate step staircase with built in storage which leads to a large attic room currently used as a master bedroom with views towards Traprain Law\*.

On street parking is available on the main street to the front of the property.

\*Currently classed as an attic room and not formally advertised as a bedroom.





## 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, two pubs, Bostock Bakery, medical centre, pharmacy, library, bookshop, gift shop and Co-op. The nearby Mart 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 soon 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

Integrated appliances, free standing fridge freezer, blinds, fitted floor coverings, shed and home office.





Browns Place,  
East Linton,  
East Lothian, EH40 3BG



Approx. Gross Internal Area  
752 Sq Ft - 69.86 Sq M  
Home Office

Approx. Gross Internal Area  
178 Sq Ft - 16.54 Sq M  
Store

Approx. Gross Internal Area  
48 Sq Ft - 4.46 Sq M  
For identification only. Not to scale.  
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## GET IN TOUCH



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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.