







Nestled in a quiet village of East Linton, this three-bedroom detached house comes with crisp, neutral interiors and light-filled accommodation. The home features a spacious living room and a modern dining kitchen adjoined with a double-aspect conservatory. Completing the family home is a principal suite with a carpeted double bedroom, built-in wardrobes, an en-suite shower room, two more spacious bedrooms with fitted storage and a four-piece family bathroom, and access to a utility room. Externally, the property enjoys a paved driveway leading to a double garage and an enclosed rear garden with outdoor seating and a garden shed. Extras: all fitted floor and window coverings, light fittings and kitchen appliances are included in the sale. 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

- Impressive detached house
- Quiet village setting in East Linton
- Within strolling distance of the train station
- Attractive, neutral interiors throughout
- Entrance hall with storage
- Generous living room
- Dining kitchen with utility room access
- Double-aspect conservatory
- Carpeted main bedroom with en-suite
- Two further bedrooms with wardrobes
- Four-piece family bathroom
- Convenient utility room
- Enclosed rear garden with a garden shed
- Driveway, garage parking, plus a dual-aspect shed
- Gas central heating and double-glazed windows











"A SUN-FILLED PRINCIPAL  
SUITE WITH A CARPETED  
DOUBLE BEDROOM FITTED  
WARDROBES AND A  
MODERN EN-SUITE  
SHOWER ROOM."









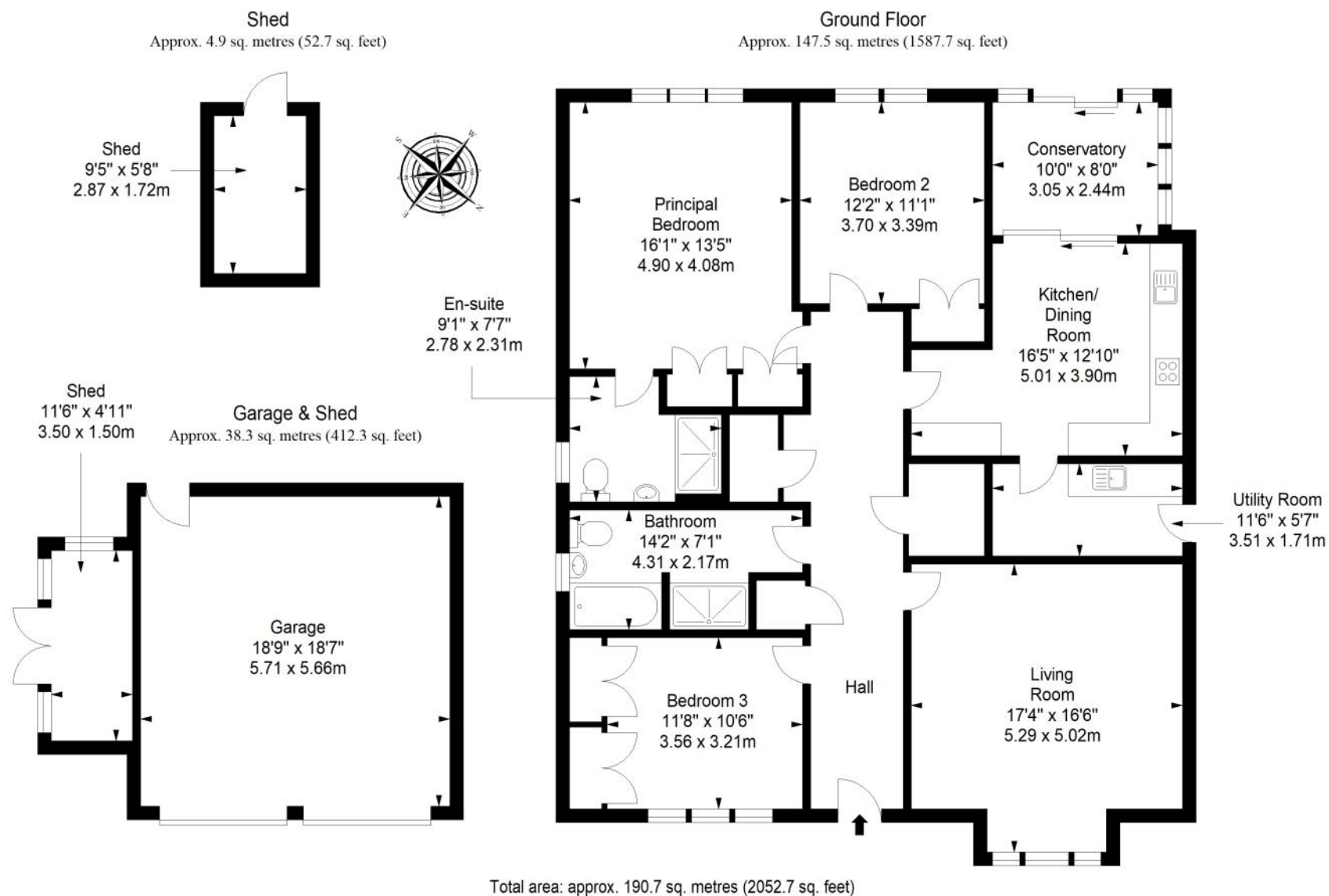
EPC RATING:

C

COUNCIL TAX BAND:

F

VIEWINGS: by appointment with Gilson Gray on 01620 893 481





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## EDINBURGH

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## GLASGOW

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## EAST LOTHIAN

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## DUNDEE

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01382 201 000



## BORDERS

01890 880 008



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