

COULTERS[©]

7/5 THE SQUARE

EAST LINTON, EAST LoTHIAN, EH40 3AD

1 BED

1 BATH

1 PUBLIC



TAKE A LOOK INSIDE

A charming top floor flat set within an impressive period building in the heart of the highly desirable idyllic village of East Linton.

The property, which is decorated in light neutral tones, benefits from a wonderful open outlook and there is a large sheltered mature shared garden to enjoy.

KEY FEATURES



Charming period top floor flat with open outlook



One double bedroom



Wonderful mature communal gardens



On street parking



Located in a sought after village



Local amenities & country walks nearby



The accommodation comprises; a welcoming entrance hall, bright sitting room with fire surround providing an attractive focal point; kitchen/breakfast room with country side views and a range of fitted cupboards; double bedroom with fitted wardrobes and a bathroom with roll top bath with shower over.



THE LOCAL AREA

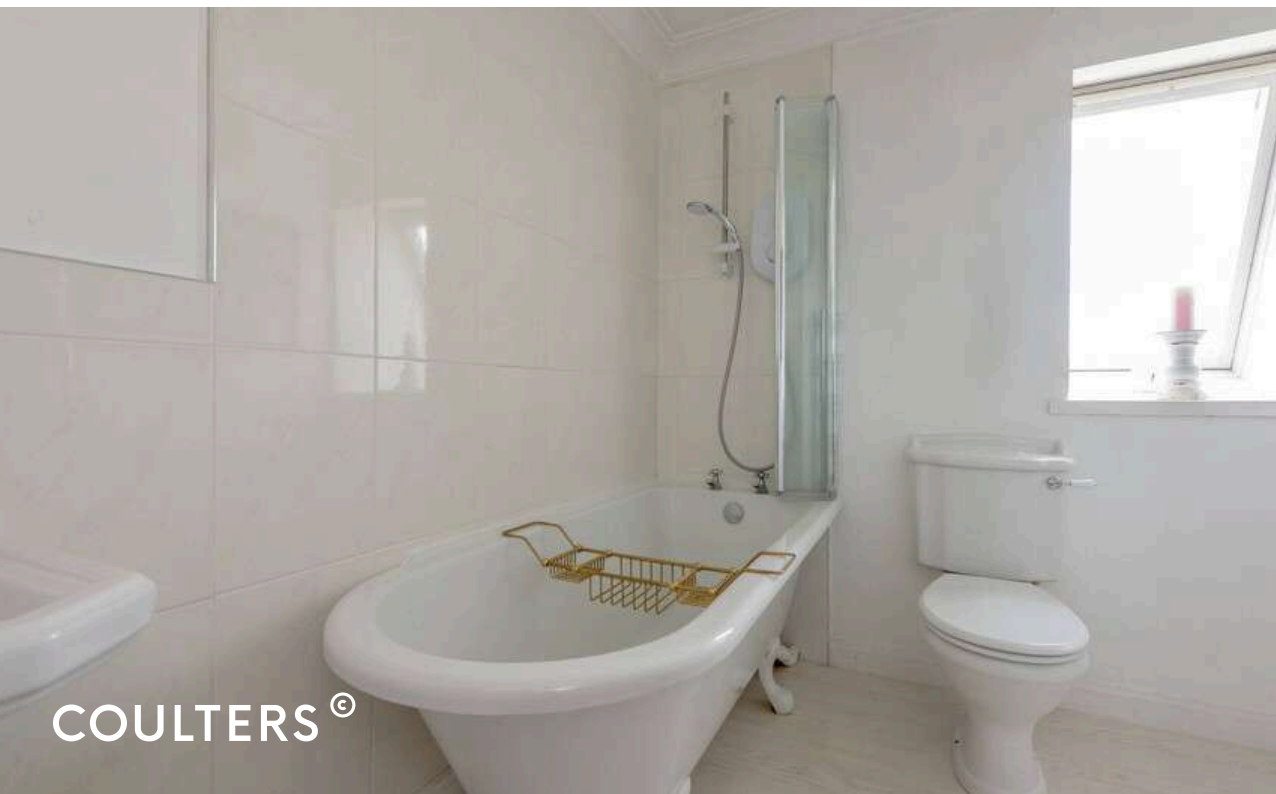
The village of East Linton offers a tranquil semi-rural location with a variety of amenities close to hand. The village itself has a post office, butcher, two pubs, Bostock Bakery, medical centre, pharmacy, library, bookshop, gift shop and Co-op. The nearby Mart hosts a Farmshop, cafe, The Yoga Den and 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 provides 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

The fitted floorcoverings, light fittings, cooker, washing machine and fridge/freezer are included in the sale price.

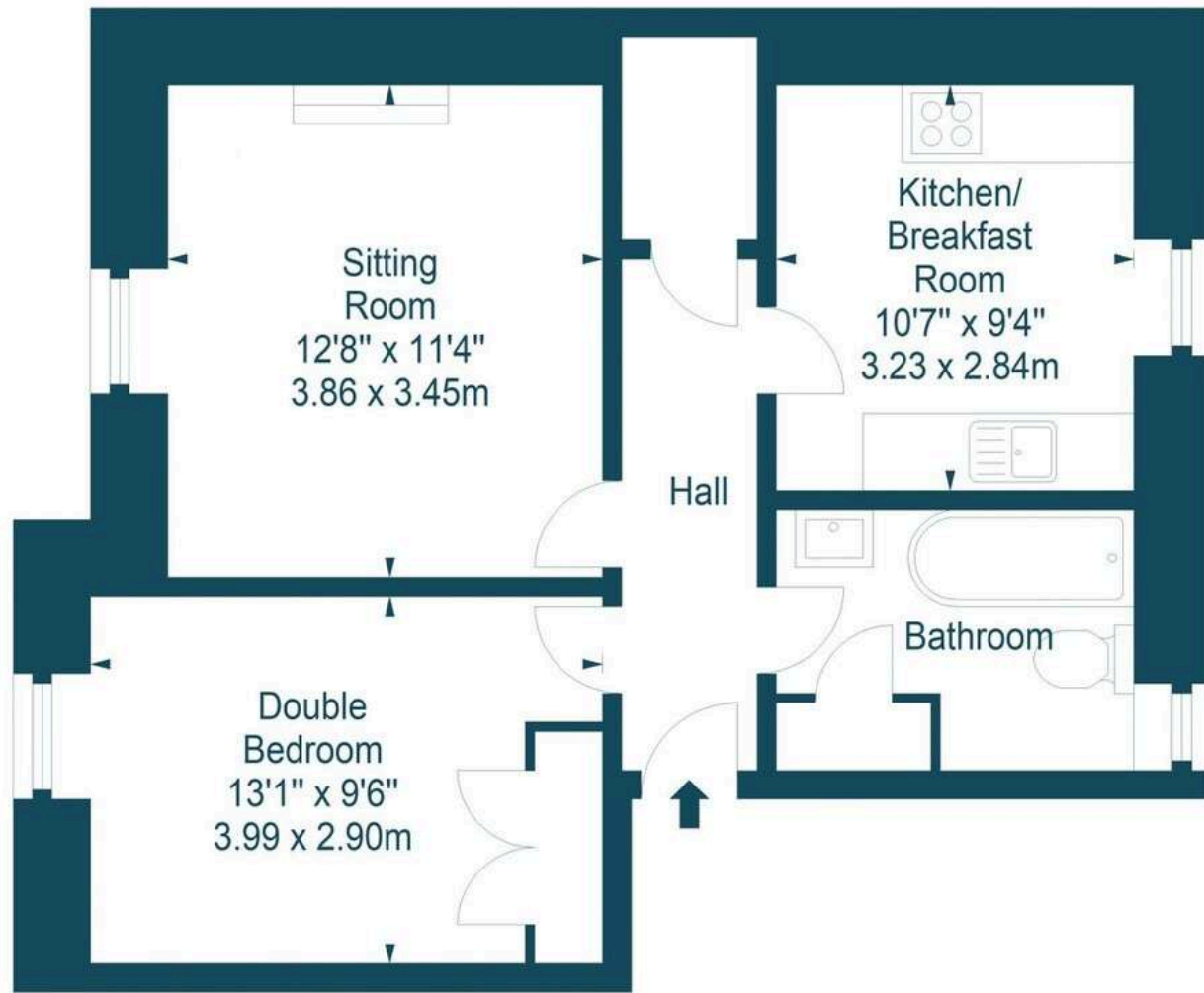




**The Square,
East Linton,
East Lothian, EH40 3AD**



Approx. Gross Internal Area
533 Sq Ft - 49.52 Sq M
For identification only. Not to scale.
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Second Floor

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.