





Enjoying a rural village setting and connected to Edinburgh by rail, this three-bedroom detached bungalow is perfect for buyers looking for an alternative to city living. It has well-presented neutral interiors and spacious accommodation. The home comes with a generous dual-aspect living room with a fireplace, a naturally-lit dining kitchen adjoined with a utility room, two double bedrooms with mirrored wardrobes, a versatile single bedroom, and a modern shower room. Outside the home, the corner property boasts well-kept garden grounds to the front and rear, as well as a driveway leading to a single garage. Extras: all fitted floor and window coverings, light fittings and integrated/freestanding 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

- Attractive detached bungalow
- Peaceful village setting in East Linton
- Outstanding location close to the train station
- Neutral interiors throughout
- Inviting hall with storage
- Dual-aspect living room with fireplace
- Sunny dining kitchen with utility room
- Principal bedroom with mirrored wardrobe
- Two more spacious bedrooms with wardrobes
- Modern shower room
- Convenient utility room with storage
- Private garden grounds
- Private driveway and single garage
- Gas central heating and double-glazed windows







"A LOVELY HOME ENJOYING
A LIGHT-FILLED LIVING
SPACE, A WELL-APPOINTED
KITCHEN, THREE BEDROOMS,
AND A MODERN SHOWER
ROOM."





EPC RATING:



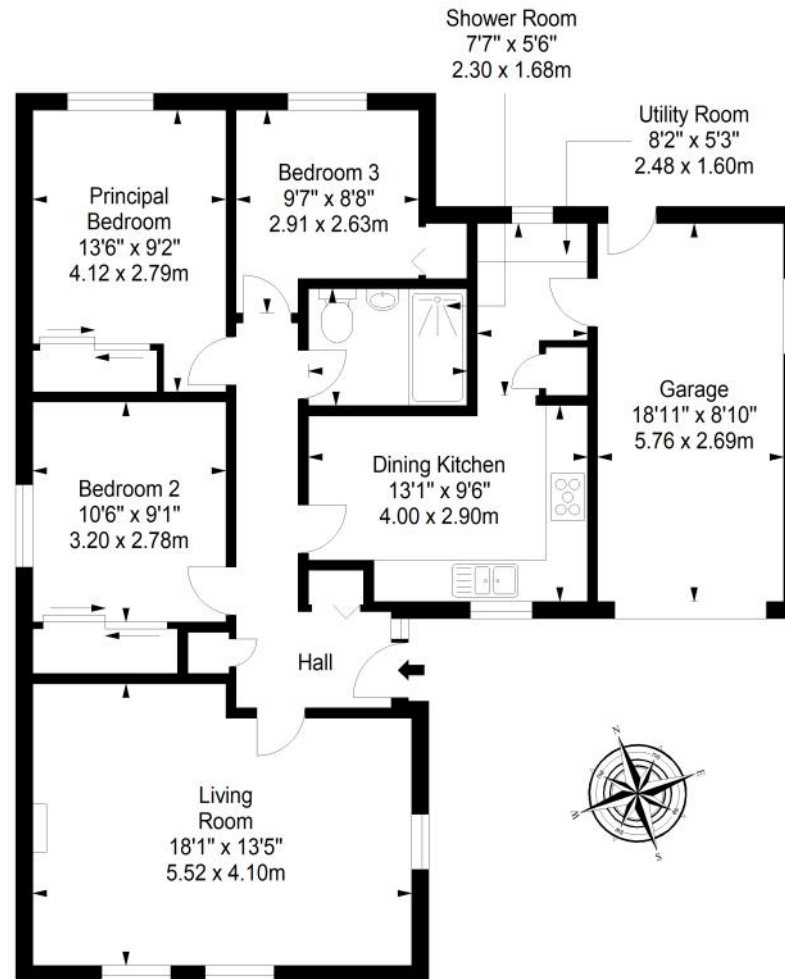
COUNCIL TAX BAND:



VIEWINGS: by appointment with Gilson Gray on 01620 893 481

Ground Floor

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



Total area: approx. 98.5 sq. metres (1060.3 sq. feet)



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BORDERS

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