



**10A RENNIE PLACE, EAST LINTON**  
EAST LOTHIAN, EH40 3BP



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This three-bedroom detached bungalow lies on the peaceful rural fringes of East Linton, a desirable conservation village served by convenience shopping and direct rail connections into Edinburgh. The family-friendly property is set within attractive gardens that are secure and south-facing to the rear. The interior decoration is tasteful but could benefit from some updating – allowing the purchaser to personalise their new home. Multi-car private parking is provided with a driveway and garage.

Behind the front door, you'll find a well-lit entrance hall with convenient storage. The hall leads to a spacious living room with plenty of natural light from windows on two sides. The room has a flexible footprint, accommodating comfortable seating and dining furniture. Returning through the hall, you reach the kitchen, housing a casual breakfast area and an openly adjoined utility room leading outside. The classic wood-toned kitchen is accompanied by illuminated countertops, an integrated oven, a gas hob with an extractor hood, and a tall fridge freezer. The utility room discreetly houses an under-counter washing machine.

## FEATURES

- Peaceful setting in a well-connected village
- Spacious detached bungalow
- Bright entrance hall with storage
- Dual-aspect living/dining room
- Breakfasting kitchen with garden access via a utility room
- Two double bedrooms with storage
- One single bedroom/study with storage
- Bathroom with shower-over-bath
- Enclosed south-facing garden
- Private multi-car driveway and attached single garage
- Gas central heating and double glazing





The property also includes three comfortable bedrooms with built-in wardrobes. These comprise two double rooms and a single room, currently used as a home office that is south-facing with tranquil garden vistas. Finally, there is a bathroom featuring a bath with an overhead shower. The property is kept warm and efficient through gas central heating and full double glazing.

Externally, gardens to the front and rear boast neat lawns and well-stocked plant beds. There is also a shed for handy storage. The securely enclosed rear garden (with gated front access) is south-facing and secluded, backed by greenery (common land) and leafy trees. A private driveway to the front can accommodate multiple vehicles and leads to an attached single garage. The peaceful community surrounding the property features a playpark and is hugged by scenic open countryside. Extras: All fitted floor and window coverings, light fittings, and kitchen appliances are included in the sale.







## East Linton, East Lothian

East Linton is a quaint, picturesque village nestled on the edge of the River Tyne. It offers an ideal village lifestyle, yet within an easy commute to Edinburgh, only 22 miles away. The conservation village itself benefits from good local amenities, a Post Office, award-winning butchers, delicatessen, wine merchants, a garden centre with a Victorian tea room, a hotel and a restaurant. Further shopping is available in nearby North Berwick, Dunbar or Haddington. For those who enjoy outdoor pursuits, East Lothian's breathtaking coastline with its outstanding beaches is within easy reach, including the nearby remote Tynninghame beach with its long stretch of golden sands. The area has plenty to offer for the active type including an excellent sports centre with a swimming pool, fitness classes and gym in nearby Dunbar, and for the golf enthusiast East Lothian boasts 16 magnificent courses. The village benefits from an excellent primary school (just up the road), with secondary schooling available in Dunbar. East Linton has excellent links to the A1 and is connected to the capital by direct rail links that take just 20 minutes.





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2. Interested parties are advised to note interest through their solicitor as soon as possible in order to be kept informed should a Closing Date be set. The seller will not be bound to accept the highest or any offer.

## FLOORPLAN

