



GILSON GRAY

LAW • PROPERTY • FINANCE

10 BROWNS PLACE

East Linton, East Lothian, EH40 3BD



This link semi-detached house is an early nineteenth-century, B-listed property which offers a semi-rural lifestyle in the peaceful village of East Linton. Finished to high standards, this beautiful family home enjoys stylish interiors that are sympathetic to the historic character of the building, whilst adhering to modern sensibilities. With three reception rooms and two washrooms, the three/four-bedroom home provides lots of space and excellent versatility to suit the growing needs of families. In addition, it is flanked by fully-enclosed gardens, which enjoy carefully maintained lawns framed by established planting. The rear garden also boasts a south-facing aspect – perfect for relaxing and dining in the sun.

Extras: electric range cooker, integrated fridge/freezer, integrated dishwasher, and undercounter washing machine to be included. Please note, no warranties or guarantees shall be provided in relation to any of the appliances included, as these items are left in a sold as seen condition.



FEATURES

- Rarely available link semi-detached house
- A handsome B-listed Georgian building
- In the East Linton conservation area
- Proximity to the countryside and coast
- Stylish and sympathetic interior design
- Welcoming entrance vestibule and hall
- Elegant living room with multi-fuel stove
- Fashionable Shaker-inspired kitchen
- Open-plan dining room with garden access
- Versatile sitting room/fourth bedroom
- Three spacious double bedrooms
- Quality 3pc bathroom with handheld shower
- High-specification 3pc shower room
- Beautifully-kept front and rear gardens
- Unrestricted on-street parking







"AN OUTSTANDING
THREE/FOUR-BEDROOM
GEORGIAN HOUSE
OFFERING STYLISH
INTERIORS AND BEAUTIFUL
GARDENS"





EPC RATING:

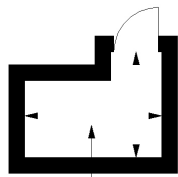


COUNCIL TAX BAND:



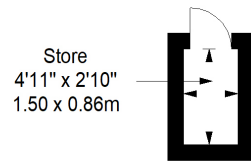
VIEWINGS: by appointment with Gilson Gray on 01620 893 481

Store
Approx. 2.9 sq. metres (31.2 sq. feet)



Store
7' x 5'5"
2.14 x 1.64m

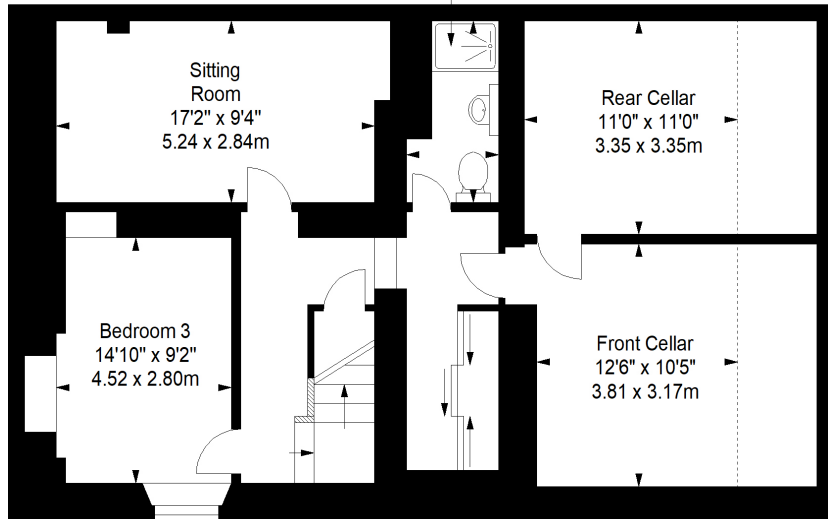
Store
Approx. 1.3 sq. metres (14.0 sq. feet)



Store
4'11" x 2'10"
1.50 x 0.86m

Lower Ground Floor
Approx. 87.0 sq. metres (936.5 sq. feet)

Shower Room
9'4" x 4'10"
2.84 x 1.47m



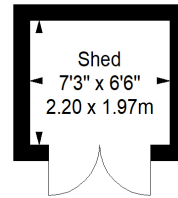
Sitting Room
17'2" x 9'4"
5.24 x 2.84m

Bedroom 3
14'10" x 9'2"
4.52 x 2.80m

Rear Cellar
11'0" x 11'0"
3.35 x 3.35m

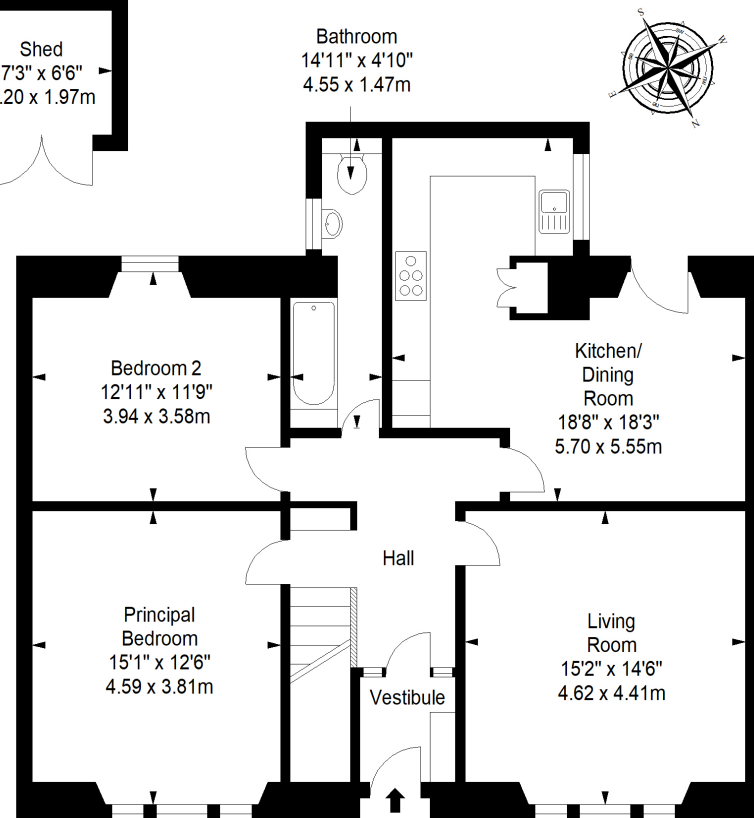
Front Cellar
12'6" x 10'5"
3.81 x 3.17m

Shed
Approx. 4.3 sq. metres (46.3 sq. feet)



Shed
7'3" x 6'6"
2.20 x 1.97m

Ground Floor
Approx. 97.7 sq. metres (1051.6 sq. feet)



Bathroom
14'11" x 4'10"
4.55 x 1.47m

Bedroom 2
12'11" x 11'9"
3.94 x 3.58m

Principal Bedroom
15'1" x 12'6"
4.59 x 3.81m

Kitchen/
Dining Room
18'8" x 18'3"
5.70 x 5.55m

Hall

Vestibule

Living Room
15'2" x 14'6"
4.62 x 4.41m

Total area: approx. 193.2 sq. metres (2079.6 sq. feet)



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