

COULTERS[©]

30 KINGSBURGH GARDENS

EAST LINTON, EH40 3BJ

 3 BED  2 BATH  2 PUBLIC



TAKE A LOOK INSIDE

A spacious three bedroom bungalow with an appealing and flexible layout located in a small quiet residential estate within the heart of the sought after village of East Linton. Local amenities, including shops, restaurants, primary school and train station are within easy walking distance.

The property is located on a large mature corner plot benefitting from excellent privacy with a front garden with well stocked borders, driveway and access to the single garage. The rear garden benefits from a generous lawn and planted beds with a paved patio.

Double glazed throughout with gas central heating.

KEY FEATURES



Bright and spacious bungalow



Three double bedrooms



Large mature gardens with excellent privacy



Driveway and single garage



Sought after small residential estate



Walking distance to local shops, restaurants and train station



The property, which has been well maintained but would now benefit from some general upgrading comprises; a welcoming hallway; sitting room with large picture windows; dining room with access to the garden; well planned kitchen with excellent storage and bootroom/utility off which also has a door to the driveway.

There are three double bedrooms, a family bathroom and a shower room.





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

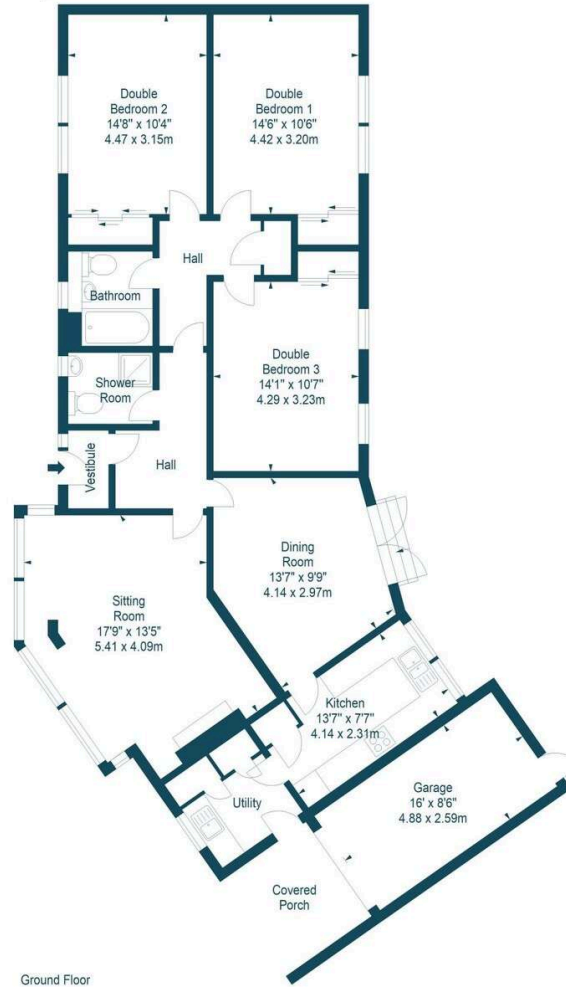
All light fittings, fitted flooring and integrated appliances are included in the sale price.



Kingsburgh Gardens,
East Linton,
East Lothian, EH40 3BJ



Approx. Gross Internal Area
1349 Sq Ft - 125.32 Sq M
Garage
Approx. Gross Internal Area
136 Sq Ft - 12.63 Sq M
For identification only. Not to scale.
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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.