



GARDEN STIRLING BURNET

27 HIGH STREET
EAST LINTON, EAST LoTHIAN, EH40 3AA



2



1

EPC
RATING

D

COUNCIL
TAX BAND

D



Occupying the upper ground floor of a traditional building on East Linton's High Street, this main-door upper flat accommodates an open-plan kitchen and living area, two bedrooms, and a shower room, whilst, externally, it is accompanied by a private garden area, a stone-built summerhouse, and a private driveway. East Linton is home to reliable village amenities, including a train station with services to Edinburgh, and the flat is ideally situated for easy access to East Lothian's picturesque countryside. The main entrance is situated to the rear of the property, where you are welcomed inside by a practical porch leading through to a hallway. On your right, you step into the open-plan kitchen, living, and dining room, filled with natural light through triple-aspect windows and decorated in pared-back, neutral tones. The kitchen comes appointed with modern, neutrally toned cabinets, warm wood worktops, and teal-coloured splashback tiling, whilst an oven, hob, extractor hood, and dishwasher are integrated. An undercounter fridge is included, whilst the summerhouse outside provides an ideal separate space for a washing machine. The kitchen also offers space for a seated dining area, and the adjoining living area can comfortably accommodate a choice of lounge furniture to suit the new owner's needs, arranged around a homely log-burning stove.

FEATURES

- Main-door upper ground-floor flat in East Linton
- Part of a traditional building
- Entrance porch and hallway
- Open-plan dining kitchen and living room
- Two double bedrooms with built-in wardrobes
- Modern shower room
- Private rear garden with charming summerhouse
- Private driveway
- Gas central heating and double glazing





Across the hall, the flat's two double bedrooms continue the neutral décor of the preceding accommodation and are carpeted for optimum comfort underfoot. The sleeping areas are both supplemented by built-in wardrobes. Finally, a bright, modern shower room completes the accommodation on offer, comprising a large enclosure, a WC-suite, a mirrored, wall-mounted vanity cabinet, and a tall towel radiator. The flat has gas central heating and the windows are double glazed.

Externally, the home is accompanied by a private garden section to the rear, enjoying a spacious, neatly kept lawn, plant beds, leafy shrubs, a greenhouse, and a shed, as well as a charming stone-built summerhouse with various option for use, featuring cabinets, a sink, space for a washing machine, and room for furniture. Off-street parking is provided by a private driveway. Extras: All fitted floor coverings, window coverings, light fittings, integrated kitchen appliances, fridge, and washing machine will be included in the sale. The furniture is available by separate negotiation.







East Linton

East Linton is a picturesque conservation village nestled on the edge of the River Tyne. The quaint area offers an ideal village lifestyle and an easy commute into Edinburgh, which is only 22 miles away. East Linton benefits from good local amenities, such as a Post Office, a convenience store, an award-winning butcher's shop, restaurants, and hotels. Extensive shopping is available in nearby North Berwick, Dunbar, or Haddington, where you can find all the necessary amenities, local boutiques, and large supermarkets. For those who enjoy outdoor pursuits, East Lothian's breath-taking coastline with its outstanding beaches is within easy reach, including the remote Tynninghame Beach with its long stretch of golden sands. The area is home to various countryside walks too, exploring woodlands and vibrant farmlands. For golf enthusiasts, East Lothian boasts a wealth of renowned courses that feature magnificent greens and fairways. Indoor leisure centres can be found at North Berwick, Dunbar, and Haddington, all of which offer swimming pools, gyms, and fitness classes. The village benefits from an excellent primary school, with secondary schooling available in Dunbar. East Linton has excellent links to the A1, as well as a train station with regular services to Edinburgh and Berwick-upon-Tweed.







**OFFERS TO:
22 Hardgate
Haddington
EH41 3JS**

**Tel: 01620 825 368
Fax: 01620 824 671**

DX540733 Haddington

espc

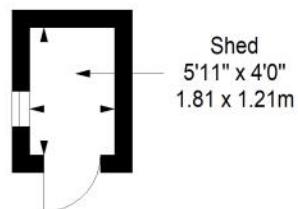
HOUSE SALES

If you have a house to sell, we provide free pre-sales advice, including valuation. We will visit your home and discuss in detail all aspects of selling and buying, including costs and marketing strategy, and will explain GSB Properties' comprehensive services.

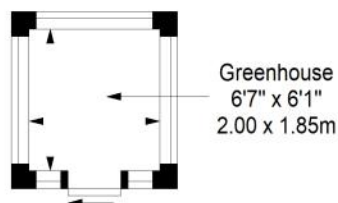
1. While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.
2. Interested parties are advised to note interest through their solicitor as soon as possible in order to be kept informed should a Closing Date be set. The seller will not be bound to accept the highest or any offer.

FLOORPLAN

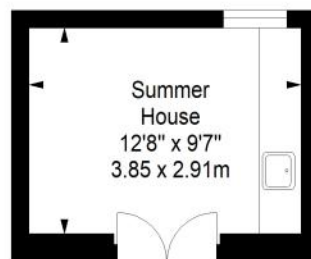
Shed
Approx. 2.2 sq. metres (23.7 sq. feet)



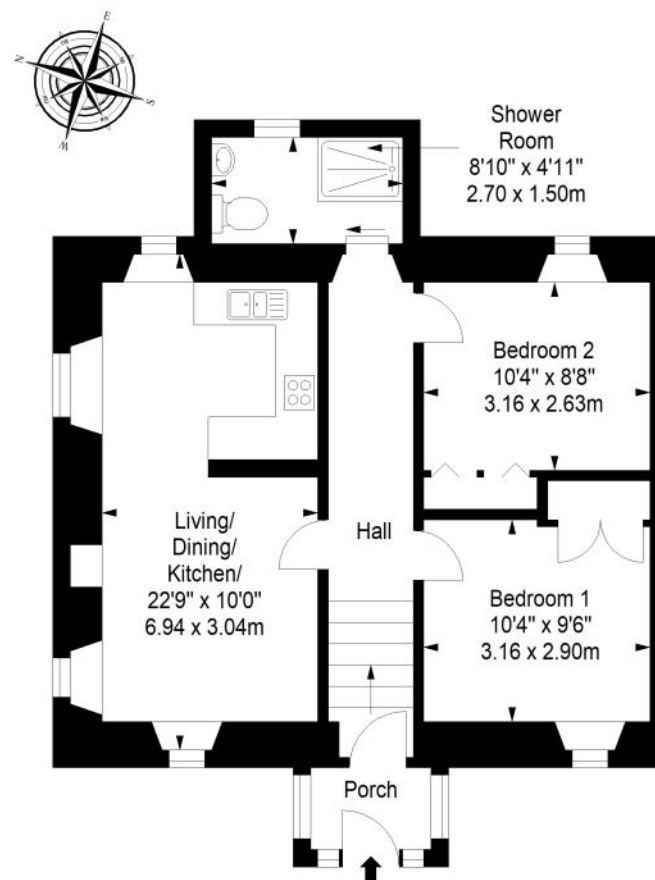
Greenhouse
Approx. 3.7 sq. metres (39.8 sq. feet)



Summer House
Approx. 11.2 sq. metres (120.6 sq. feet)



Upper Ground Floor
Approx. 61.3 sq. metres (659.8 sq. feet)



Total area: approx. 78.4 sq. metres (843.9 sq. feet)