





Welcome

Welcome to 3 School Road, East Linton, an impressive double upper period flat occupying a prime position in the heart of this highly desirable conservation village. This stylish main door residence is offered in immaculate, move-in condition, providing spacious and contemporary living over two levels. The well-designed layout features a generous living room, kitchen diner, three bedrooms, a family bathroom, and a separate shower room. The property further benefits from attractive, mature private gardens, perfect for entertaining or relaxing outdoors, along with a substantial garden shed providing excellent storage or potential workshop space. Ideally placed for easy access to local amenities and transport links, this exceptional home offers an outstanding opportunity for professionals, couples, and families alike. Early viewing is highly recommended to fully appreciate everything this superb property has to offer.

- Superb location within the heart of the village
- Charming period main door double upper villa
- External staircase with ground floor storage, leading to the first-floor main door entrance
- Entrance hallway with storage and stairs to the upper level
- Living room with dual aspect windows to the front and rear, with a feature gas stove style fire
- Dining room with ample space for table and chairs, window seat with storage below
- Lovely, fitted kitchen with a fantastic range of units, solid wood worktops, induction hob, oven, extractor, and free-standing white goods
- Shower room with double shower base, electric shower, wc, and sink
- Main bedroom with built-in wardrobes
- Upper stair landing with store cupboard
- Two further double bedrooms, both with built-in storage
- Family bathroom with three-piece white suite with electric shower over the bath, wc, and sink
- Sash and case windows, double glazing, and gas central heating
- Private garden grounds to the rear providing the ideal space for entertaining and relaxation
- Large garden shed offering excellent additional storage or workspace







East Linton

East Linton is a sought-after East Lothian village that blends historic charm with modern convenience. Nestled on the banks of the River Tyne and surrounded by scenic countryside, the village offers a relaxed pace of life while remaining highly accessible. The community is well-served with a range of local amenities including a popular café, traditional pub, artisan bakery, and award-winning butcher. There's also a well-regarded primary school and easy access to secondary schooling in nearby North Berwick and Dunbar. Nature lovers will appreciate the abundance of nearby walking trails, woodland paths, and coastal spots, including Tynninghame Beach and the John Muir Country Park. The recently opened East Linton railway station provides fast and direct links to Edinburgh, making it ideal for commuters seeking a peaceful village setting without compromising on connectivity.

Extras

Included in the sale are: Floor coverings, light fittings, blinds where fitted, and integrated appliances. No warranty applies to any appliances or other movable items included in the sale and these items are sold as seen. Other items including free-standing white goods may be available by negotiation





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CHARTERED FIRM

Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.

