

**16 The Dean
East Linton, EH40 3ED**

OFFERS OVER £480,000



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- Charming detached bungalow
- Hall, Livingroom, diningroom or bedroom 4
- Fitted kitchen/diningroom, utility room
- Three further bedrooms
- Family bathroom & separate shower room
- Mature gardens, detached double garage & driveway
- Gas central heating and double glazing
- EPC band D, Council tax band G

Description

This is a charming, spacious and bright detached bungalow (122m sq) located in a small, quiet residential development built in the mid seventies with a lovely central green. Now requiring some modernisation, it benefits from gas central heating and double glazing. The accommodation comprises an entrance vestibule, L-shaped hall with two storage cupboards, spacious front facing livingroom with a large picture window overlooking the garden and a feature fireplace, side facing diningroom or bedroom 4, a modern fitted kitchen/diningroom with integrated appliances, a handy utility room with appliances and door to the garden. There are three double bedrooms, two with fitted storage, a family bathroom with four piece coloured suite and a separate shower room with two piece coloured suite and walk in shower cabinet.





Location

East Linton is an attractive village situated in the heart of the county and offers convenient access to neighbouring East Lothian towns. There is a local shop catering for everyday needs plus a restaurant and pub within the village itself. Supermarket facilities are available in Haddington which is approximately a ten minute drive from the property and in Dunbar, approximately fifteen minutes away. There is a local primary school and excellent secondary schooling is available in Dunbar. Swimming and leisure facilities can be found in North Berwick, Haddington and Dunbar. East Linton's train station offers a convenient and regular service in to Edinburgh's City Centre. The A1 motorway offering excellent links to the North and South is within easy reach of the property. There is also a bus service from within the village itself plus a more regular service from Dunbar, Haddington and North Berwick.

Gardens & Parking

There are large, mature gardens surrounding the property with the front garden having a lawn, with beds and borders containing a variety of shrubs, plants and trees. The rear garden also has a lawn with beds and borders again containing a wide variety of shrubs plants and trees. There is a driveway providing off street parking for a number of cars and giving access to the detached double garage with power and light.

Extras

All of the fitted floor coverings, curtains, blinds, integrated gas hob, double oven, chimney style cooker hood and fridge/freezer are included in the sale price.

Factors

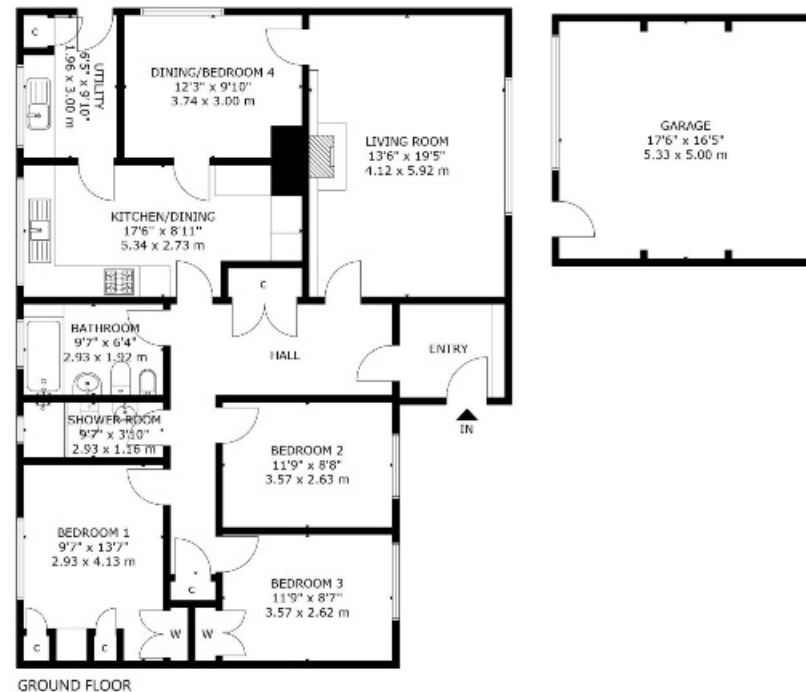
There is a Dean Residents Association which manages the grass cutting and maintenance of the private road with an approximate annual fee of £100 per property.

Home Report

The property has been valued at £490,000 and the Home Report is available via the ESPC link.

Viewing

By appointment telephone 0131 665 3131



GROUND FLOOR

16 THE DEAN EAST LINTON EH40 3ED
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1,338 SQ FT / 124 SQ M
 GARAGE 286 SQ FT / 26 SQ M

All measurements and fixtures including doors and windows are
 approximate and should be independently verified.

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