

**16 The Dean  
East Linton, EH40 3ED**  
OFFERS OVER £480,000



- 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

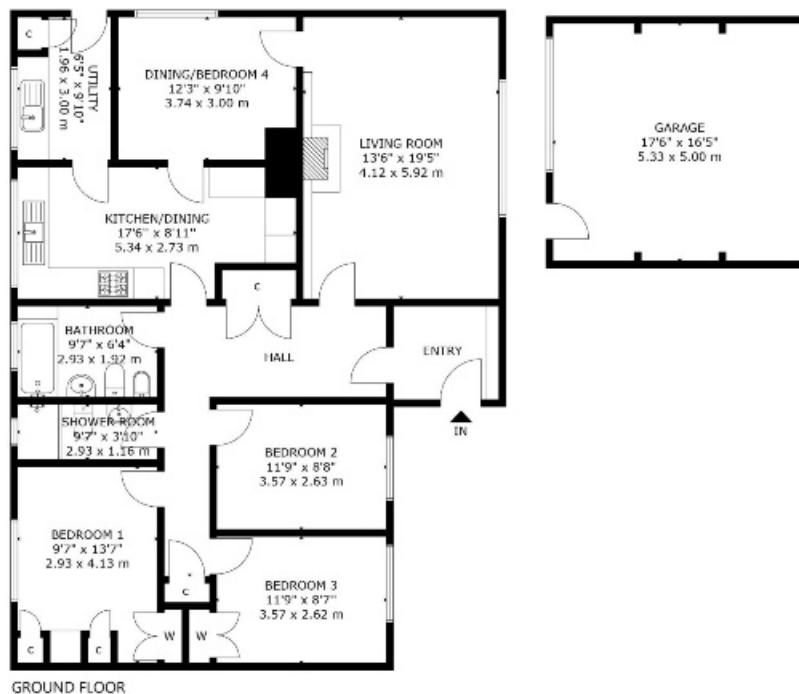
There is a Dean Residents Association which manages the grass cutting and maintenance of the private road with an approximate annual fee of £100 per property.

## 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



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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