



GARDEN STIRLING BURNET

**14 WALKER TERRACE**  
EAST LINTON, EAST LOTHIAN, EH40 3AL



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Welcome to a rarely available two-bedroom upper flat offering light and airy rooms with neutral décor, as well as the benefit of a private driveway and private garden which has been carefully maintained. Set within a family-friendly residential development in the heart of East Linton, this property has a fantastic location that is ideal for anyone seeking a relaxed village lifestyle close to East Lothian's stunning countryside and beaches. It is within easy reach of the local primary school, amenities, and bus and rail links, and it is just a short 14 minutes' drive from the coastal towns of Dunbar and North Berwick. Furthermore, a local train service connects to Edinburgh city centre in only 25 minutes.

Accessed via a staircase, the home's front door opens into a welcoming hall that flows naturally into the living/dining room. This reception area is characterised by the warm glow of wood-panelled walls set against a neutral backdrop. Twin windows bathe the space in natural light, while spacious dimensions accommodate an excellent choice of furnishings. A fireplace finishes the room. From here, double doors open into the adjacent kitchen which is appointed with white base and wall cabinets, alongside complementary worktops. It has a bright, southwest-facing aspect and comes with freestanding appliances.

## FEATURES

- A rarely available upper flat with neutral décor
- Situated in the heart of East Linton
- Proximity to the countryside and coast
- Swift connections to Edinburgh city centre
- Welcoming entrance hall
- Bright and spacious living/dining room
- Fitted kitchen with southwest-facing aspect
- Two light and airy double bedrooms
- Modern shower room with three-piece suite
- Well-maintained private rear garden
- Private driveway for off-street parking
- Gas central heating and double glazing





Meanwhile, the two double bedrooms both enjoy crisp neutral décor, enhancing an airy ambience. The principal bedroom has the larger footprint and a built-in wardrobe, whereas the second bedroom has a beneficial southwest-facing aspect and lovely garden views. A modern shower room with a three-piece suite completes the accommodation, providing a hidden-cistern toilet, a storage-set washbasin, and a shower cubicle. Gas central heating and double glazing ensure year-round comfort.

Outside, the private rear garden is a delightful setting for relaxing in the sun. It features a neat stretch of lawn which is enclosed by established hedgerows, adding to its natural charm. Furthermore, the flat has a private front driveway for off-street parking.

Extras: all fitted floor coverings, window blinds, light fittings, a gas cooker, a fridge, a freezer, a tumble dryer, a washing machine, and a garden shed to be included in the sale.







### East Linton, East Lothian

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

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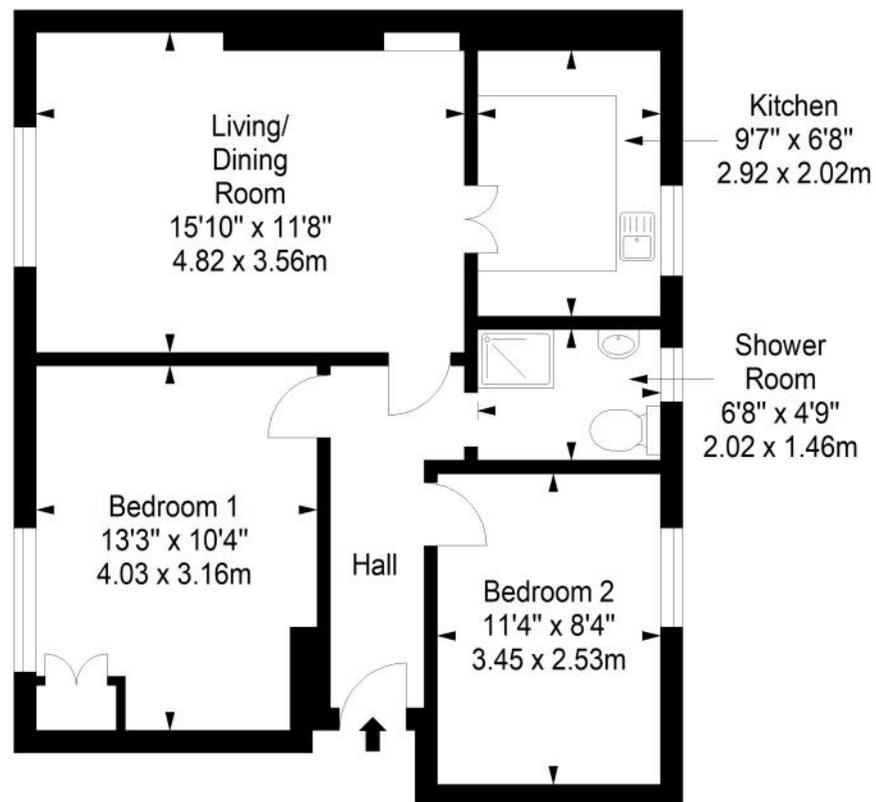
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2. Interested parties are advised to note interest through their solicitor as soon as possible in order to be kept informed should a Closing Date be set. The seller will not be bound to accept the highest or any offer.

## FLOORPLAN

### First Floor

Approx. 54.4 sq. metres (585.6 sq. feet)



Total area: approx. 54.4 sq. metres (585.6 sq. feet)