

COULTERS<sup>©</sup>

# 6 SCHOOL ROAD

EAST LINTON, EAST LoTHIAN, EH40 3AJ

 2 BED  1 BATH  1 PUBLIC





## TAKE A LOOK INSIDE

Nestled in the heart of the highly sought after East Lothian village of East Linton, 6 School Road is a well proportioned, B-Listed, two bedroom main door flat offering a blend of character and comfort.

Centrally located, this charming home boasts private front and rear gardens, adding to its appeal.

## KEY FEATURES



'B' Listed Main door flat



Two bedrooms



Private front and rear gardens



On street parking



Walking distance of all local amenities



Peaceful setting



EPC Rating - D



Council Tax Band - D







The accommodation comprises a welcoming entrance hallway leading to a modern internal shower room, a spacious double bedroom featuring a traditional Edinburgh Press, and a second well-sized bedroom. The bright sitting/dining room enjoys a pleasant outlook to the rear and is enhanced by an electric fireplace, creating a cosy focal point. A galley-style kitchen is equipped with a gas hob, electric oven, and provides direct access to the rear of the property.

Externally, there is an outdoor store, and a communal pathway leads to a well-maintained private garden. The property further benefits from gas central heating and on street parking.





# THE LOCAL AREA

The village of East Linton offers a tranquil semi-rural location with a variety of amenities close to hand. The village itself has a post office, butcher, two pubs, Bostock Bakery, medical centre, pharmacy, library, bookshop, gift shop and Co-op. The nearby Mart hosts a Farmshop, cafe, The Yoga Den and Hometown Coffee Roasters .

Further shopping is available in nearby towns including North Berwick, Haddington and Dunbar. Located between spectacular coastlines and beautiful countryside, there are fantastic opportunities for peaceful walks, cycling, surfing and of course golf with an abundance of renowned courses close by.

The highly renowned East Linton Primary School is located within the heart of the village just a short walk from the property. There are regular bus services to Edinburgh, North Berwick and Dunbar, and East Linton Train Station provides excellent services to the Capital and beyond. It's close proximity to the A1 allows for easy access to Edinburgh, the City Bypass, as well as the Central Scotland motorway network.

## EXTRAS

All fixtures and fittings, floor coverings and window coverings excluding curtains in bedroom 2 are included in the sale.

**HOME REPORT VALUATION: £195,000**



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School Road,  
East Linton,  
East Lothian, EH40 3AJ



Approx. Gross Internal Area  
552 Sq Ft - 51.28 Sq M

Stores

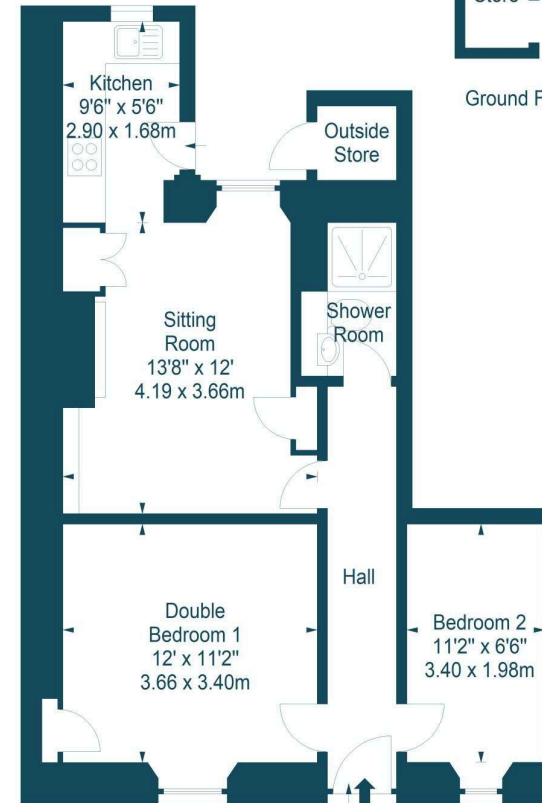
Approx. Gross Internal Area  
29 Sq Ft - 2.69 Sq M

For identification only. Not to scale.

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Ground Floor



Ground Floor

## LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the “interlinked-system”). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.