



20 Orchardfield,  
East Linton, East Lothian EH40 3DJ

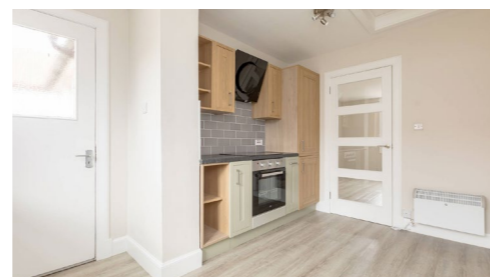
CALL US ON 0131 447 4747



# 20 Orchardfield, East Linton, East Lothian EH40 3DJ

For price and viewing information please visit [gillespiemacandrew.co.uk/properties](http://gillespiemacandrew.co.uk/properties) or call 0131 447 4747

- Reception hall.
- Attractive good sized living room.
- Breakfasting kitchen with appliances.
- Two built-in storage cupboards.
- Access to rear garden.
- Two double bedrooms.
- Contemporary fully tiled bathroom with shower.
- Electric heating.
- Double Glazing.
- Chipped stone gardens to front.
- Driveway to side.
- Well maintained enclosed rear garden.
- Unrestricted on-street parking.
- Potential to extend subject to the usual planning consents.



## GENERAL DESCRIPTION

A semi-detached bungalow situated within the popular East Lothian village of East Linton, an ideal commuter base with its close proximity to the A1 and Edinburgh City Bypass. The property would make an ideal purchase for a first time buyer/young couple or perhaps somebody downsizing and looking to stay in the area.

**COUNCIL TAX BAND:** C.  
**TRAIN STATION:** APPROXIMATELY 400 METRES TO EAST LINTON TRAIN STATION.  
**AIRPORT:** APPROXIMATELY 32 MILES TO EDINBURGH AIRPORT.  
**BUSES:** WITHIN 100 METRES.

## LOCATION

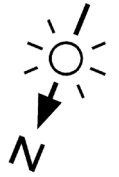
East Linton is an attractive village with a thriving community situated in the heart of the county. There is an excellent selection of local shops in the village including an award-winning butcher, The Mart farm shop which has a Post Office and cafe, two further cafes, the Bostock sourdough bakery and cafe and two local pubs both with dining facilities. Whitekirk Hill with its gym, swimming pool, children's soft play and cafes is close by and there is easy access to the inland part of the John Muir Way, historic sites and lovely countryside walks. For the golf enthusiast there are several fantastic courses, including the nearby West Links, North Berwick and The Glen Golf Course. There is also a great choice of beaches within easy reach including Tynninghame Beach with clear water that goes out for miles, Dunbar beach front a beautiful place to visit, rich in history and scenery. A wide range of shops, restaurants, supermarkets and leisure facilities are available in nearby North Berwick and Haddington. There is a local primary school and the property is within the catchment area for Dunbar Grammar School. Private schooling is also available at Compass in Haddington, Belhaven Hill in Dunbar, Loretto in Musselburgh with further choices available in Edinburgh. There are regular bus services to Edinburgh, North Berwick and Dunbar, and newly opened East Linton Train Station which 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 FITTED FLOOR COVERINGS, LIGHT FITTINGS, KITCHEN APPLIANCES TO INCLUDE THE INTEGRATED HOB, OVEN, COOKER-HOOD, FRIDGE-FREEZER AND FREESTANDING AUTOMATIC WASHING MACHINE. THERE WILL BE NO GUARANTEES FOR ANY OF THE WHITE GOODS.**

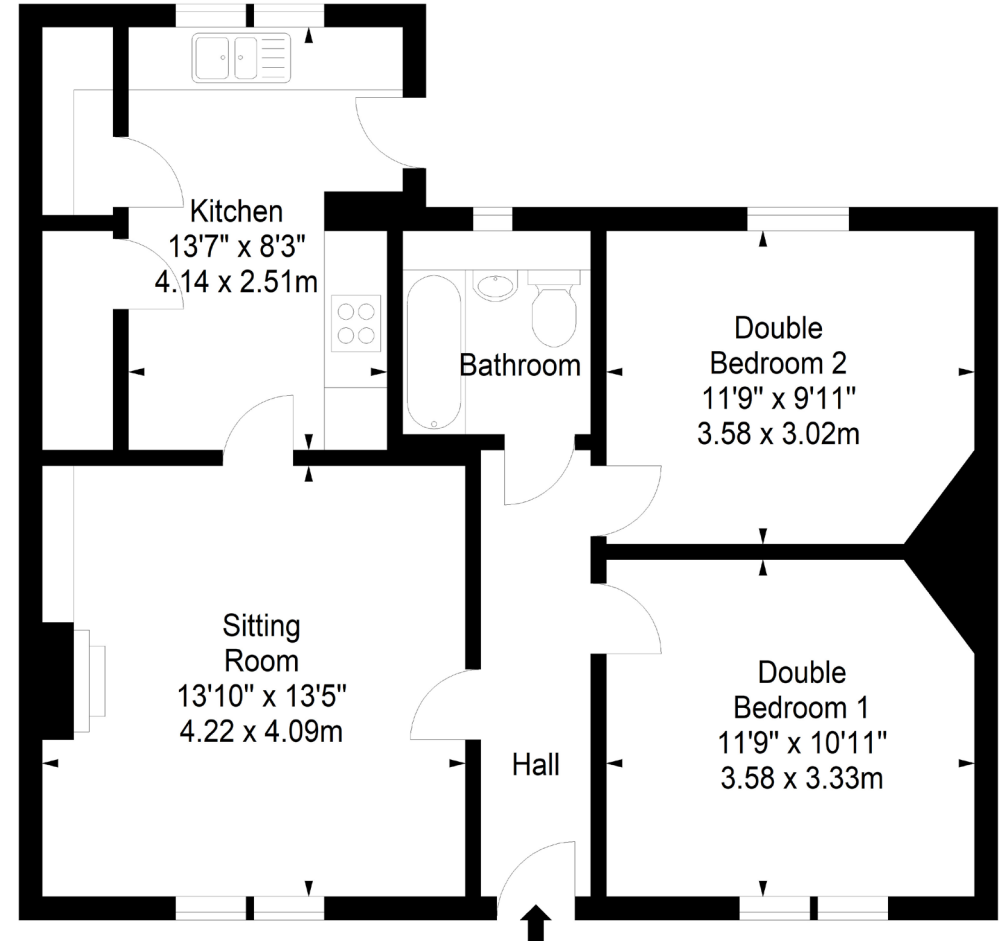




# Orchardfield, EH40 3DJ



Approx. Gross Internal Area  
707 Sq Ft - 65.68 Sq M  
For identification only. Not to scale.  
© SquareFoot 2024



Ground Floor



ENERGY PERFORMANCE  
CERTIFICATE RATING E

76 - 80 Morningside Road, Edinburgh, EH10 4BY  
T: 0131 447 4747

WEBSITE: [GILLESPIEMACANDREW.CO.UK/PROPERTIES](http://GILLESPIEMACANDREW.CO.UK/PROPERTIES)

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