



14 Longstone Avenue
East Linton, East Lothian, EH40 3BS

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SIMPSON & MARWICK

simpsonmarwick.com

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Semi-detached 3 bedroom modern villa with garden, garage and parking in the popular village of East Linton.

- Sitting room
- Conservatory
- Kitchen/breakfast room
- Principal bedroom
- Two further bedrooms
- Bathroom & en-suite shower room
- Private garden
- Gas central heating & double glazing
- Garage & driveway
- Excellent local amenities & railway station





DESCRIPTION

The property comprises a three bedroom semi-detached villa set on an established, mature modern development well placed, a short walk from a good range of amenities on the High Street. The property provides comfortable and well planned living space over two floors, which has the added attraction of a conservatory leading to an enclosed, child friendly back garden. Hall with WC/cloak room, sitting/dining room with patio doors leading to the conservatory and the rear garden. Fitted kitchen, principal bedroom with fitted wardrobes and en suite shower room, two further bedrooms, and a family bathroom. Further benefits include gas central heating, double glazing, a single car garage and driveway.

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 all within walking distance of the property including an award winning butchers, The Mart farm shop which has a post

office and there are 2 local pubs both with dining facilities. A wider range of shops, restaurants, supermarkets and leisure facilities are available in nearby Dunbar, North Berwick and Haddington. A tennis court and bowling green are within walking distance and there is easy access to the John Muir Way, historic sites and lovely countryside walks. 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 is easy access to Edinburgh City Centre, the City Bypass as well as the Central Scotland Motorway network and Edinburgh International Airport. The new train link from East Linton provides regular commuting to Edinburgh.

FIXTURES AND FITTINGS

The fitted carpets, light and window fittings, the gas hob, oven, washing machine, dishwasher, fridge and freezer are included in the sale.



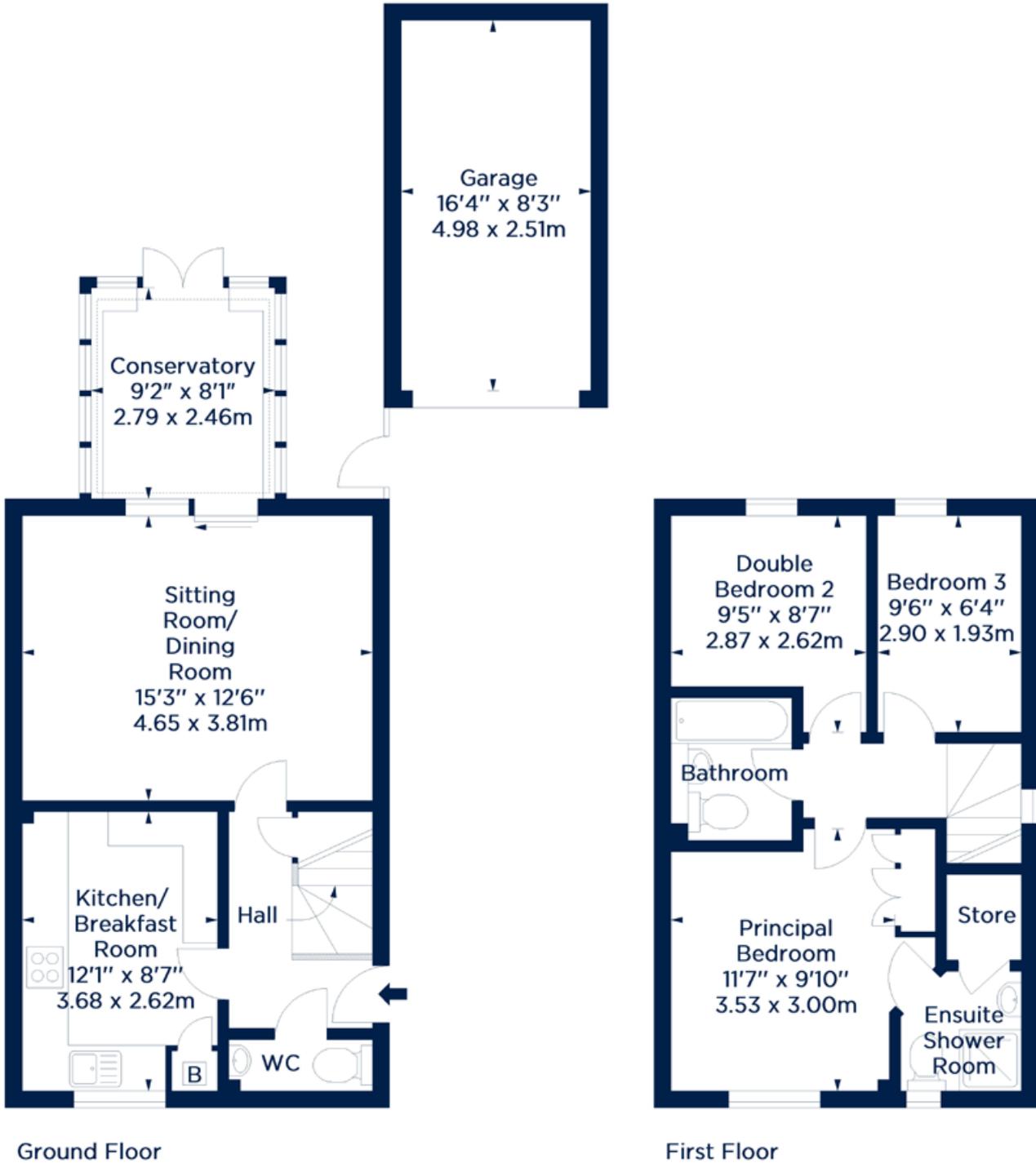
Approx. Gross Internal Area
850 Sq Ft - 78.97 Sq M

Garage

Approx. Gross Internal Area

134 Sq Ft - 12.45 Sq M

For identification only. Not to scale.



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Note: Interested parties should request their solicitor to note interest. The Seller is not bound to accept the highest or any offer. These particulars do not form part of any contract. The statements or plans are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested and no warranty is given as to their compliance with Regulations. No warranty is given that any interlinked system (smoke alarms, carbon monoxide detectors and heat detectors) have been installed in this property and interested parties should make their own enquiries.