

# 1 BROWNS PLACE

East Linton, East Lothian, EH40 3BG



**GILSON GRAY**  
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1 BROWNS  
PLACE



PROPERTY NAME

1 Browns Place

LOCATION

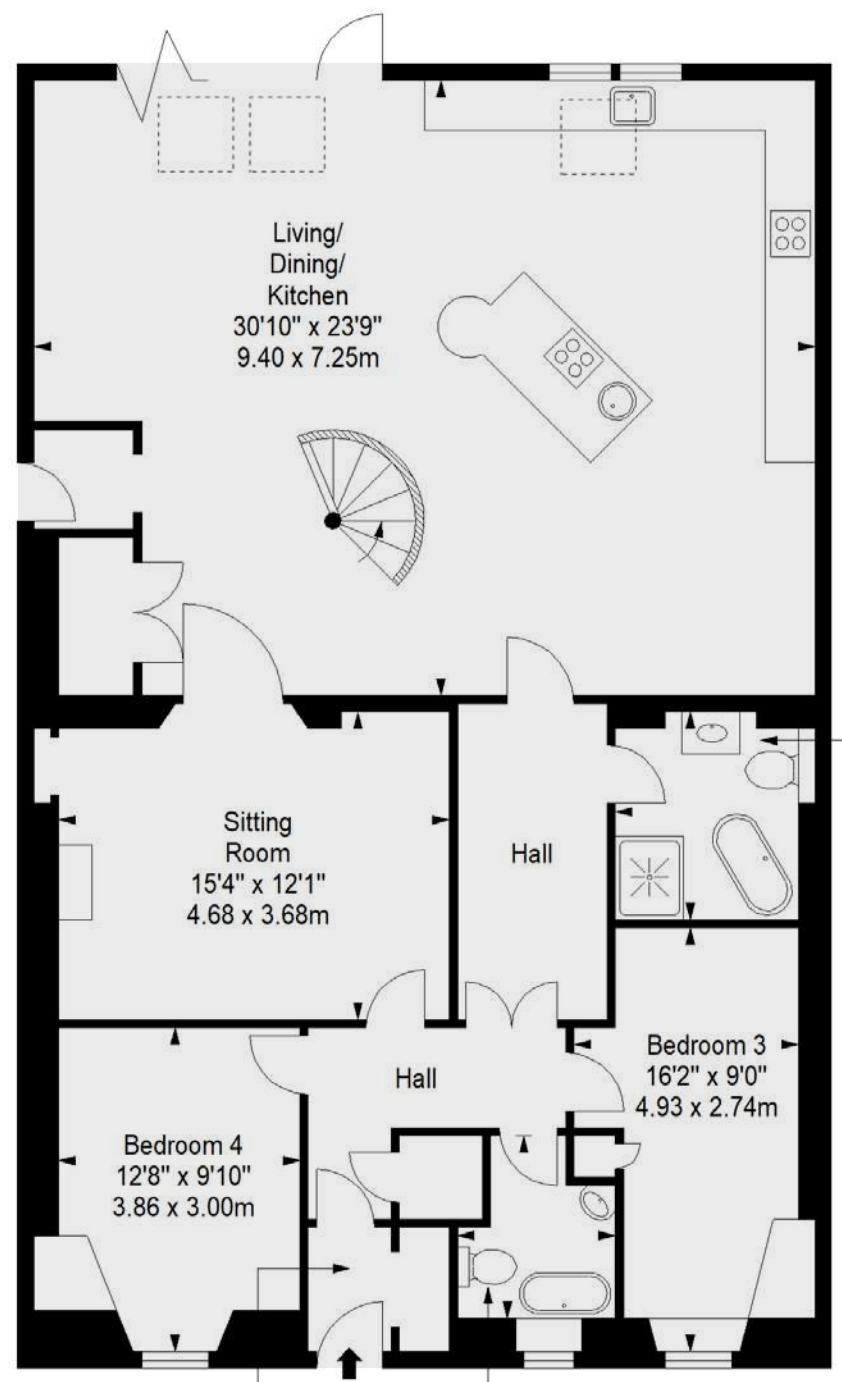
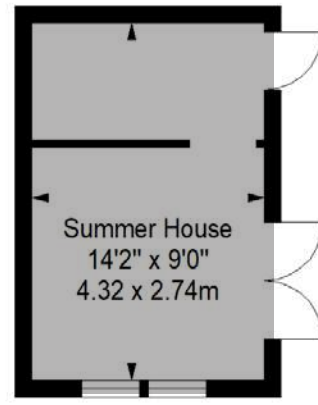
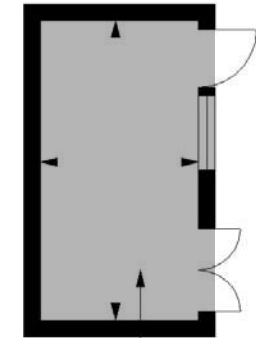
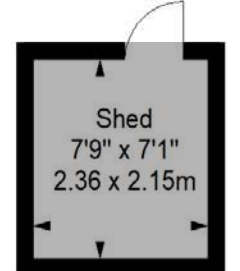
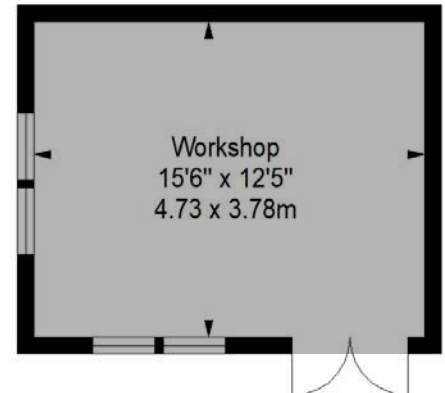
East Linton, East Lothian, EH40 3BG

APPROXIMATE TOTAL AREA:

257.6 sq. metres (2772.8 sq. feet)

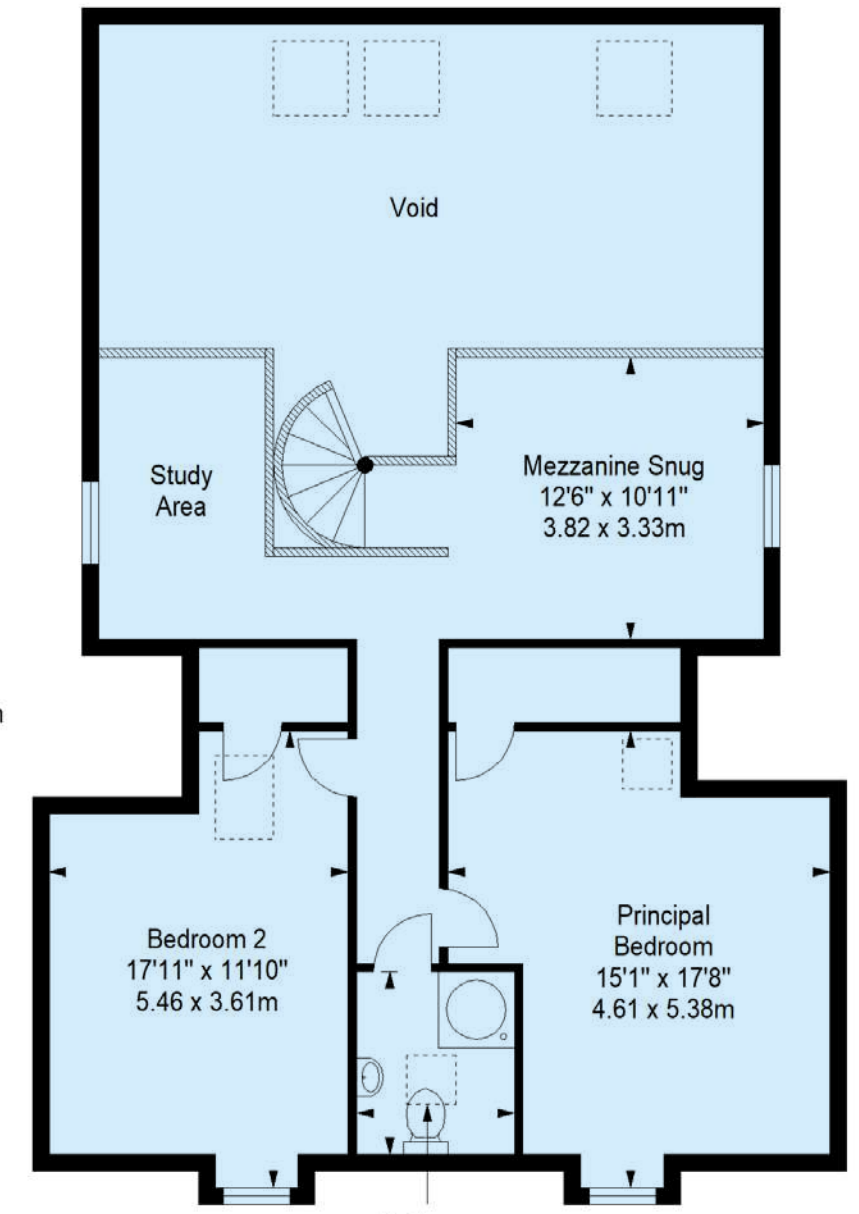
● GROUND-FLOOR ● FIRST-FLOOR ● EXTERNALS

The floorplan is for illustrative purposes. All sizes are approximate.



Bathroom 6'8" x 6'8" (2.04 x 2.03m)

Vestibule Bathroom 7'9" x 6'2" (2.37 x 1.87m)



Bathroom 6'8" x 6'8" (2.04 x 2.02m)



# Welcome to 1 BROWNS PLACE



This traditional end-terrace cottage represents a beautiful family home in sought-after East Linton, offering a large open-plan living area with a mezzanine level, an additional reception room, four bedrooms, and three bathrooms, plus a large southwest-facing garden, a front garden, and access to unrestricted on-street parking.

This four-bedroom, three-bathroom traditional end-terrace cottage in East Linton represents a stunning family home, with a beautiful blend of contemporary interior design and a wealth of characterful original features. The home has been designed with family life in mind, with a fabulous double-height, light-filled living area and mezzanine level, an additional reception room, four bedrooms, and three stylishly appointed family bathrooms. East Linton is home to excellent amenities including a convenience store, independent retailers, a primary school, transport links (including a train station), and scenic open spaces.

## GENERAL FEATURES

Traditional end-terrace cottage in desirable East Linton  
Beautifully presented, contemporary interiors and original features  
EPC Rating - C | Council Tax band - D

## ACCOMMODATION FEATURES

Entrance vestibule and hall with built-in storage  
Versatile sitting room with characterful ceiling beams  
Fabulous open-plan kitchen, living, and dining room  
Mezzanine level with snug and study area  
Four well-proportioned and multipurpose bedrooms  
Three well-appointed and stylish family bathrooms

## EXTERIOR FEATURES

Large, southwest-facing rear garden with workshop, summerhouse, and sheds  
Access to unrestricted on-street parking





# ENTRANCE VESTIBULE

& hall with built-in storage



The home's eye-catching yellow front door opens into a practical entrance vestibule with an open storage area, leading through to a hallway with additional useful built-in storage.





## A COSY SPACE FOR RELAXING with family in the evenings

The sitting room is a spacious formal reception room that could lend itself to a variety of uses, offering excellent flexibility for the new owner. The room is elegantly presented with stylish navy décor, accent wallpaper, wood-styled flooring, and characterful exposed ceiling beams, as well as a warming log-burning stove flanked by an open shelved recess. The room has a large door connecting it to the kitchen, living, and dining room, which can be opened to make it part of the space or closed for privacy.



# KITCHEN/LIVING/DINING ROOM

A fabulous open space sure to be a sociable gathering area







**A showstopping  
space with  
bi-folding doors  
onto the garden**









# A NEPTUNE KITCHEN

**Well-appointed with timeless,  
neutrally toned cabinetry**

The Neptune kitchen is well-appointed with timeless, neutrally toned cabinetry, spacious quartz worktops, and a Belfast sink, whilst a central island offers additional cabinetry and workspace, as well as creating an ideal space for morning coffee, busy weekday breakfasts, and socialising while cooking. The kitchen is supplemented by a utility/boiler cupboard with space and plumbing for a washing machine. The rest of the room provides ample space for configurations of lounge and dining furniture.









## The mezzanine level

A characterful spiral staircase leads up to the mezzanine level, where flexible space is given to be used in a number of ways, including a music/hobby area, a snug, a reading nook, or a home office setup.





# TRANQUIL SLEEPING AREAS

to ensure a peaceful night's rest



The cottage's four bedrooms are all well-proportioned doubles, all offering plenty of space for freestanding bedroom furniture and study areas, if desired, ideal for those requiring a quiet space to work or study from home. All four sleeping areas are accompanied by built-in storage, and they are neutrally decorated, with two fitted with carpets for optimum comfort underfoot.









# Three well-appointed and unique WASHROOMS

There are three well-appointed and beautifully styled bathrooms in the home: two on the ground floor and one on the first floor. One of the bathrooms has a freestanding bathtub, a deluxe walk-in shower enclosure with attractive tiling, a basin atop a solid wood vanity unit, a WC, and a chrome towel radiator. The other ground-floor bathroom has a claw foot, freestanding slipper bathtub, a WC-suite, and a towel radiator. Finally, the first-floor bathroom comprises a Japanese bathtub and a WC-suite.







# LARGE, ENVIABLY SUNNY GARDEN

& unrestricted on-street parking



The cottage is perfectly complemented by a large, favourably southwest-facing rear garden, featuring a spacious lawn, colourfully planted areas, a patio and raised deck for alfresco dining furniture, a pond (with power points for outdoor lighting) two sheds, a charming summerhouse, and a large workshop, all with power supplies. There is also a low-maintenance paved garden to the front of the property. Ample unrestricted on-street parking is available on Browns Place.

Extras: Integrated kitchen appliances comprising a microwave, a coffee machine, an induction hob, a wine cooler, and a dishwasher will be included in the sale, along with a Rangemaster cooker (paired with an integrated extractor hood) and a fridge/freezer. Please note, no warranties or guarantees shall be provided for the appliances.

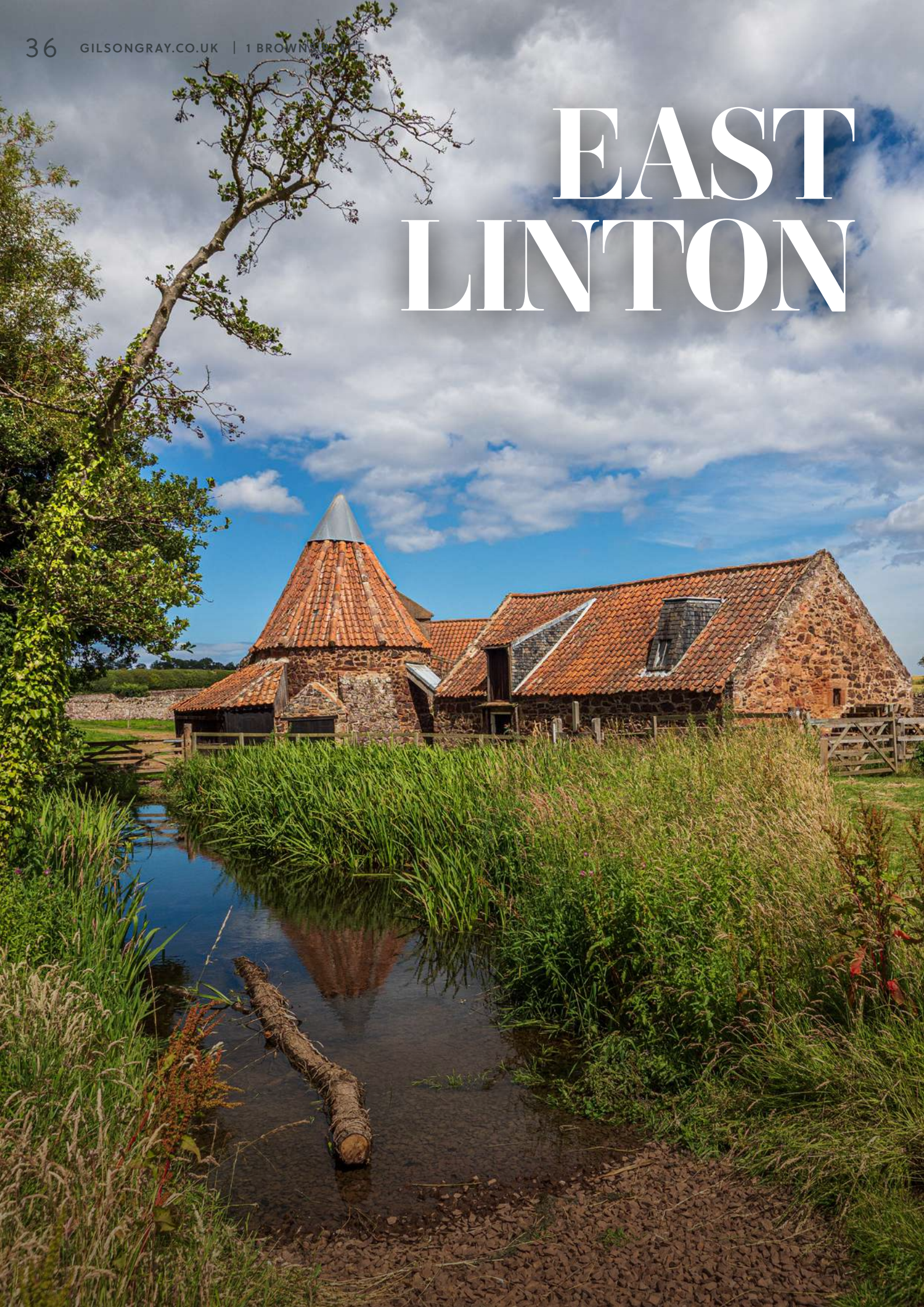


# SOUTHWEST-FACING REAR GARDEN WITH WORKSHOP, SUMMERHOUSE, & SHEDS





# EAST LINTON



## 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 breathtaking 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.





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