



## NOW OPEN: EAST LINTON RAILWAY STATION

Enjoying a rural village setting and connected to Edinburgh by rail, this three-bedroom detached bungalow is perfect for buyers looking for an alternative to city living. It has well-presented neutral interiors and spacious accommodation. The home comes with a generous dual-aspect living room with a fireplace, a naturally-lit dining kitchen adjoined with a utility room, two double bedrooms with mirrored wardrobes, a versatile single bedroom, and a modern shower room. Outside the home, the corner property boasts well-kept garden grounds to the front and rear, as well as a driveway leading to a single garage.

Extras: all fitted floor and window coverings, light fittings and integrated/freestanding kitchen appliances are included in the sale. No warranties or guarantees shall be provided in relation to any of the services, moveables, and/or appliances included in the price, as these items are to be left in a sold as seen condition.

---

## FEATURES

- Attractive detached bungalow
- Peaceful village setting in East Linton
- Outstanding location close to the train station
- Neutral interiors throughout
- Inviting hall with storage
- Dual-aspect living room with fireplace
- Sunny dining kitchen with utility room
- Principal bedroom with mirrored wardrobe
- Two more spacious bedrooms with wardrobes
- Modern shower room
- Convenient utility room with storage
- Private garden grounds
- Private driveway and single garage
- Gas central heating and double-glazed windows
- EPC rating - C
- Council Tax Band - E









"WITH ITS SOUGHT-AFTER VILLAGE SETTING AND EASY ACCESS TO LOCAL AMENITIES, THIS DETACHED HOME IS SURE TO APPEAL TO A WIDE RANGE OF BUYERS."

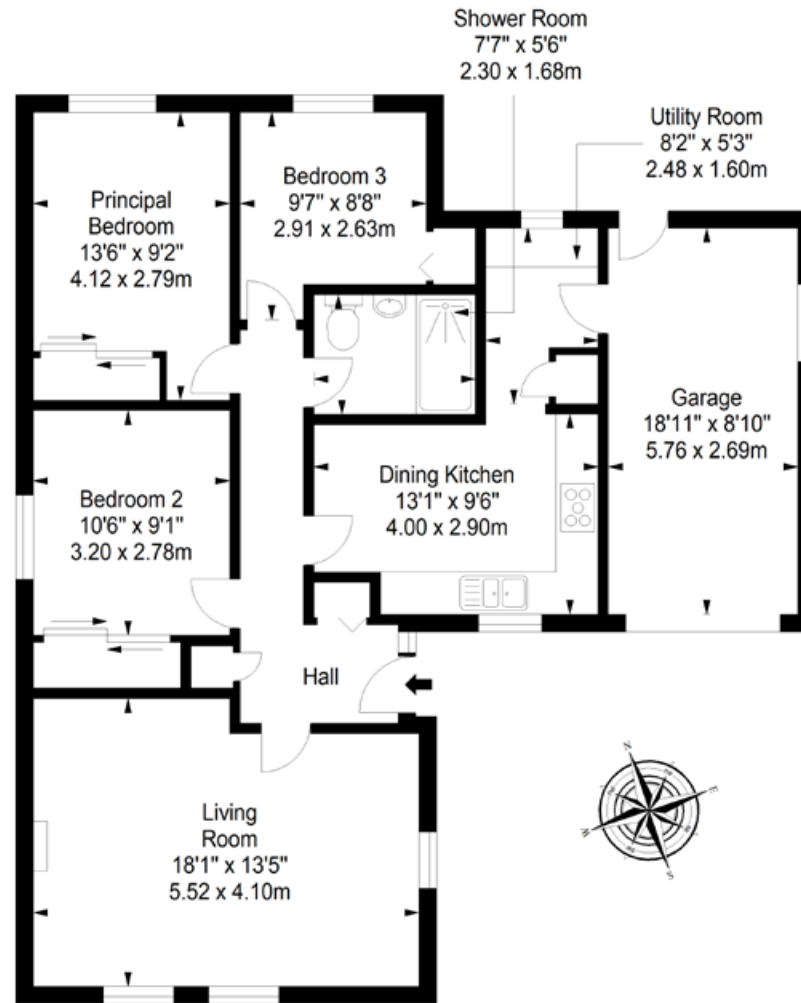




# FLOORPLAN

## Ground Floor

Approx. 98.5 sq. metres (1060.3 sq. feet)



Total area: approx. 98.5 sq. metres (1060.3 sq. feet)



GILSONGRAY.CO.UK

## EDINBURGH

29 Rutland Square  
EH1 2BW  
0131 516 5366



## GLASGOW

160 West George Street  
G2 2HQ  
0141 530 2021



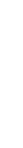
## EAST LOTHIAN

33 Westgate  
EH39 4AG  
01620 893 481



## DUNDEE

2 West Marketgait  
DD1 1QN  
01382 201 000



## BORDERS

01890 880 008



@gilsongrayprop gilson gray property gilson gray property @gilsongrayprop

These particulars were prepared on the basis of our own knowledge of the local area and, in respect of the property itself, information supplied to us by our clients; all reasonable steps were taken at the time of preparing these particulars to ensure that all details contained in them were accurate. All statements contained in the particulars are for information only and all parties should not rely upon them as statements or representations of fact. In particular, (a) descriptions, measurements and dimensions, which may be quoted in these particulars are approximate only and (b) all references to conditions, planning permission, services, usage, constructions, fixtures and fittings and movable items contained in the property are for guidance only. Our clients may instruct us to set a closing date for offers at short notice and therefore if you wish to pursue interest in this property, you should immediately instruct your solicitor to note interest with us. Our clients reserve the right to conclude a bargain for the sale of the above subjects or any part thereof ahead of a notified closing date and will not be obliged to accept either the highest or indeed any offer for the above subjects or any part thereof. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order.