



GILSON GRAY

LAW • PROPERTY • FINANCE

54 HIGH STREET

East Linton, East Lothian, EH40 3BH



Offering beautifully presented accommodation, with modern fixtures and fittings and tasteful décor, this main-door upper flat forms part of a traditional building on East Linton's High Street, with a unique view of the picturesque street and the church. It accommodates a large living room, a spacious dining kitchen, a double bedroom, and a bathroom, as well as benefiting from access to unrestricted on-street parking.

The flat's private ground-floor entrance opens to a staircase taking you to a first-floor hall with built-in storage. Following the hall around to the right, you reach a living room, where dual-aspect windows capture sunny natural light throughout the day. The living room is neutrally decorated, carpeted for optimum comfort underfoot, and features a homely fireplace and characterful cornicing, as well as offering plenty of space for arrangements of lounge furniture. It is also accompanied by a built-in storage cupboard.

FEATURES

- Main-door upper flat in East Linton
- Stylish, well-presented interiors
- Central High Street location with excellent amenities nearby
- Ground-floor entrance and first-floor hall with storage
- Generous, dual-aspect living room with fireplace
- Large, well-appointed dining kitchen
- Spacious double bedroom
- Attractive, modern bathroom with shower-over-bath
- Large loft with development potential (STPP)
- Access to unrestricted on-street parking
- Double glazed windows



"A DUAL-ASPECT
LIVING ROOM WITH
FIREPLACE AND A
LARGE, WELL-
APPOINTED DINING
KITCHEN."



EPC RATING:



COUNCIL TAX BAND:



VIEWINGS

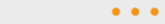
By appointment with Gilson Gray on 01620 893 481



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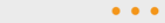
EDINBURGH

29 Rutland Square
EH1 2BW
0131 516 5366



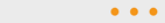
GLASGOW

160 West George Street
G2 2HQ
0141 530 2021



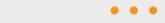
EAST LOTHIAN

33 Westgate
EH39 4AG
01620 893 481



DUNDEE

2 West Marketgait
DD1 1QN
01382 201 000



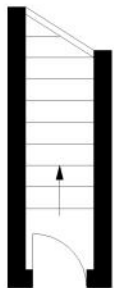
BORDERS

01890 880 008

First Floor
Approx. 66.4 sq. metres (714.8 sq. feet)



Ground Floor
Approx. 3.2 sq. metres (34.4 sq. feet)



Total area: approx. 69.6 sq. metres (749.2 sq. feet)

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