



14 RENNIE PLACE

East Linton, East Lothian, EH40 3BP



3

Public Room



4

Bedrooms



2

Bathroom



14 RENNIE PLACE

Welcome to a large four-bedroom detached bungalow which offers spacious living accommodation that is attractively presented throughout with modern interior design (including Venetian blinds to all the windows) and quality finishings. Providing a high degree of versatility, the home further boasts three reception areas (one with a remote-controlled gas effect log fire), two shower rooms, and a quality breakfasting kitchen. Meeting all the needs of families, it also benefits from private parking for multiple cars, as well as a fully-enclosed rear garden which enjoys a patio area, a neat lawn, and a suntrap, south-facing aspect.

Situated on the rural fringes of East Linton village, this property also offers a sought-after country lifestyle with East Lothian's stunning coastline within easy reach as well. It forms part of an idyllic, family-friendly neighbourhood and it has easy access to the town's amenities, primary school, and transport links. A nearby train station also provides a swift commute into Edinburgh city centre, accessed via Waverly Station in around 20 minutes. It is an ideal location for families, professionals, and anyone seeking a quieter pace of life close to the capital.







B

**EPC
RATING**

F

**COUNCIL
TAX BAND**

VIEWING

By appointment only
with Gilson Gray on
01620 893 481

Features

- A large detached bungalow covering 1698 sq. ft.
- Situated in the picturesque village of East Linton
- Modern interior design and quality finishings
- Hall with storage and vestibule with garden access
- Dual-aspect living/dining room with a remote-controlled gas effect log fire
- Good-size family room that is openly accessed
- Charming conservatory with a south-facing aspect
- Well-appointed breakfasting kitchen with a utility area
- Four double bedrooms (three with built-in wardrobes)
- En-suite shower room with rainfall showerhead
- Contemporary family shower room with walk-in shower
- Carefully landscaped gardens to the front and rear
- Private multi-car driveway & an integral garage



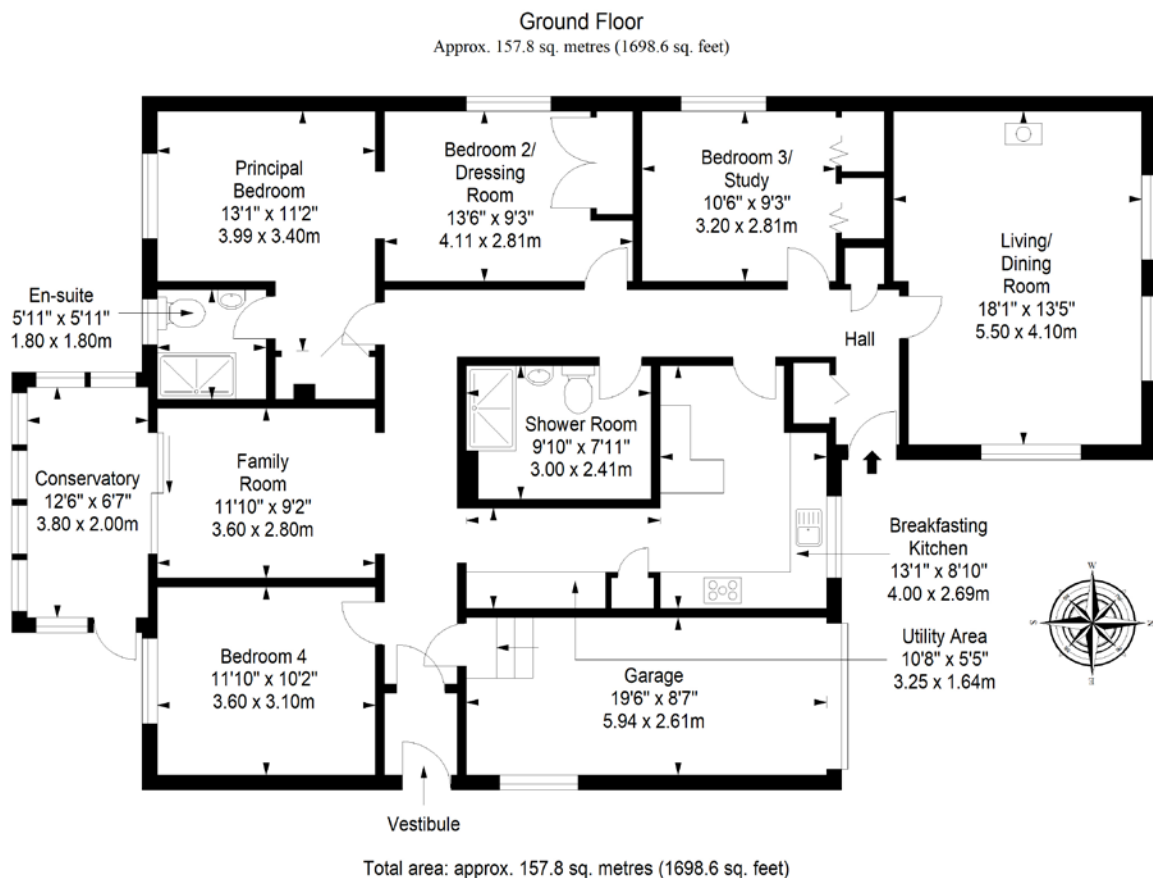


Extras: gas-operated Rayburn range cooker, integrated dishwasher, freestanding fridge/freezer, and a washing machine to be included in the sale. Please note, no warranties or guarantees shall be provided in relation to any of the services, moveables, and/or appliances included in the price, as these items are to be left in a sold as seen condition.



EAST LINTON, EAST LoTHIAN

East Linton is 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 breath-taking 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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