



# 16 KINGSBURGH GARDENS

East Linton, East Lothian, EH40 3BJ



2

Public Room



5

Bedrooms



2

Bathroom



# 16 KINGSBURGH GARDENS

**S**ituated within an established residential development in desirable East Linton, this extended detached bungalow offers wonderfully spacious and flexible accommodation, with the ease and convenience of single-storey living. The home accommodates two reception areas, a kitchen, five bedrooms, a bathroom, and a shower room, plus well-maintained gardens, an attached single garage, and a private driveway.

A long hallway (with built-in storage) welcomes you into the home and leads into a living room on the right. The living room occupies a generous footprint and is filled with sunny natural light through large south and west-facing windows, and a warming log-burning stove (flanked by display shelving) creates a focal point around which furniture can be arranged. The neighbouring dining room enjoys a sociable open-plan layout with the kitchen and creates an ideal space for family meals and dinner parties, with patio doors opening onto the garden. The kitchen is well-appointed with a wide range of cream-coloured wall and base cabinets, spacious worktops, and splashback tiling, and it is supplemented by an adjoining utility room with external access and built-in storage.

The home offers five well-proportioned bedrooms, all individually decorated and carpeted for optimum comfort underfoot. Three of the bedrooms are accompanied by built-in wardrobes and the smaller two offer various options for use, including a home office for those requiring a quiet space to work or study from home. Finally, a bathroom and separate shower room complete the accommodation on offer, with the former comprising a bath with a shower attachment, a WC-suite, and a towel radiator, and the latter features a corner shower enclosure, a pedestal basin, a WC, and a vanity cabinet.

Externally, the bungalow is accompanied by well-maintained front and rear gardens. The front garden is predominantly lawned, whilst the rear garden features a spacious, neatly kept lawn, a patio for outdoor dining furniture, a selection of leafy shrubs and hedges, a summerhouse, and a shed. Off-street parking is provided by an attached single garage and a private driveway.



EPC  
RATING



COUNCIL  
TAX BAND

## VIEWING

By appointment only  
with Gilson Gray on  
**01620 893 481**

## Features

- Extended detached bungalow in East Linton
- Spacious and flexible accommodation
- Entrance hall with storage
- Good-sized, sunny living room with log-burner
- Open-plan dining room & kitchen with utility room
- Five well-proportioned and multipurpose bedrooms
- Three-piece bathroom
- Separate shower room
- Well-maintained front and rear gardens
- Attached single garage and private driveway











Extras: Integrated kitchen appliances comprising a double oven, a gas hob, and an extractor hood, plus a dishwasher, fridge and washing machine will be included in the sale. Please note, no warranties or guarantees shall be provided for the appliances.

























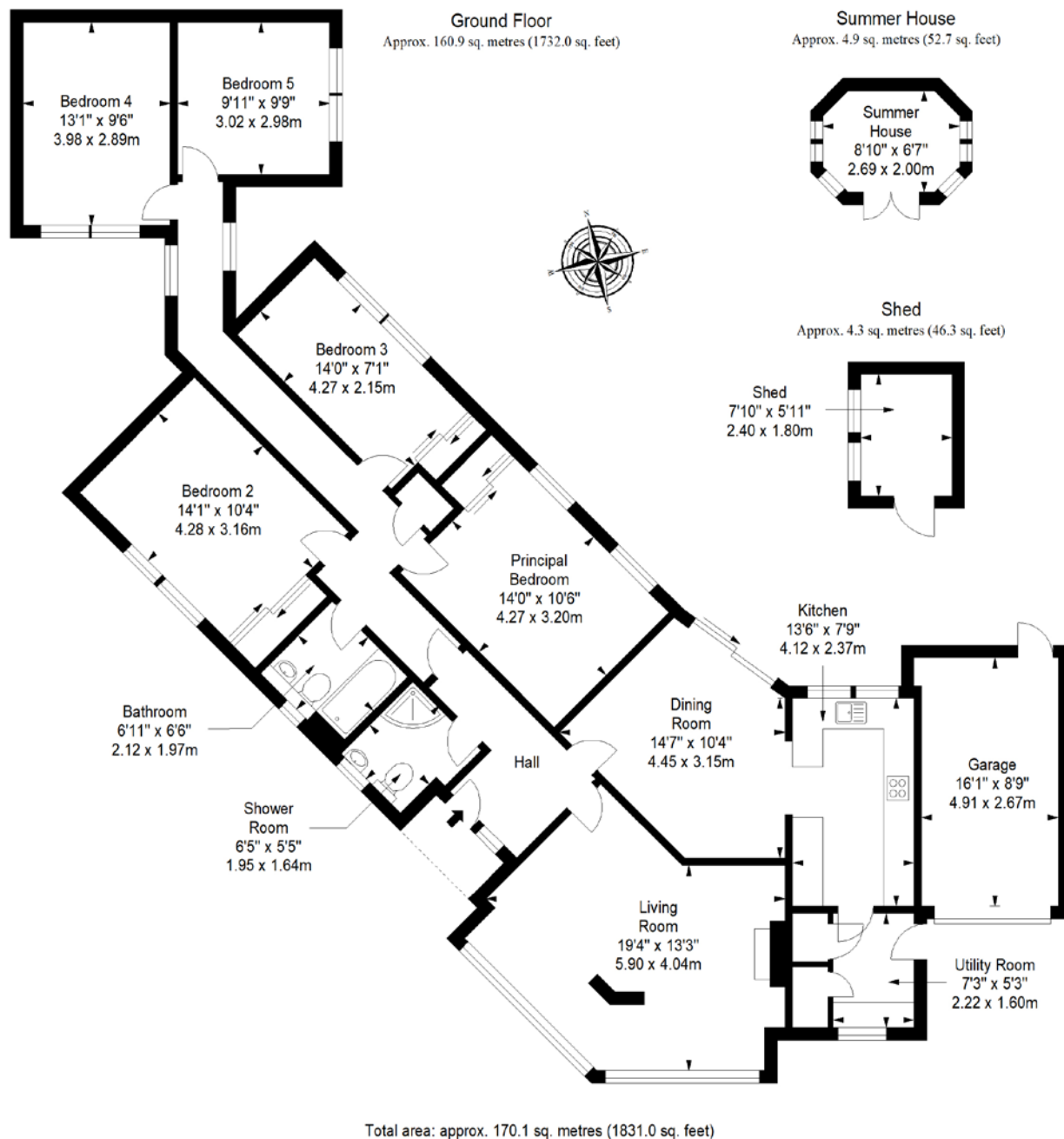


## EAST LINTON

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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