



28 ANDREW MEIKLE GROVE

East Linton, East Lothian, EH40 3EL



3

Public Room



5

Bedrooms



3

Bathroom



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This modern, five-bedroom detached house offers the ideal blend of tranquillity and convenience, situated in the charming village of East Linton, within walking distance of rail links that connect to central Edinburgh in just 30 minutes. It is a substantial and well-maintained family home with versatile interiors enjoying tastefully understated décor. In addition to a social arrangement of interconnected living spaces, there is the convenience of two en-suite shower rooms, a four-piece bathroom, and a ground-floor WC. Adding further appeal is a double garage and a secure, south-facing garden that is easy to maintain.



EPC
RATING



COUNCIL
TAX BAND

VIEWING

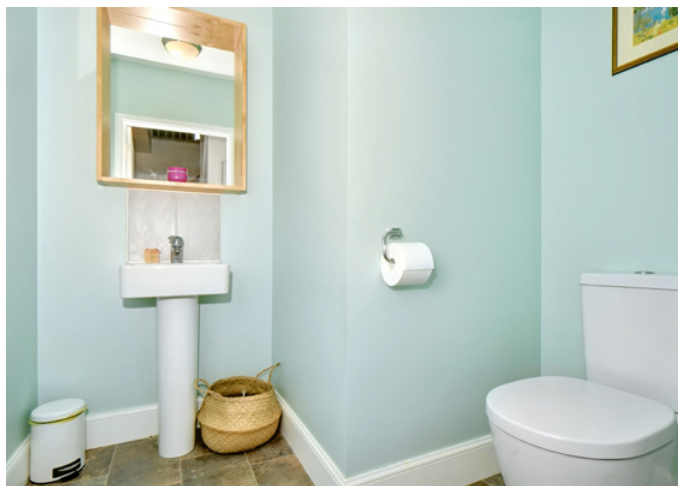
By appointment only
with Gilson Gray on
01620 893 481

Features

- Quiet setting in a conservation village with rail links
- Generous modern detached house
- Flexible, well-presented interiors
- Entrance hall with storage and WC
- Bright, connected living and dining rooms leading to:
- South-facing breakfast kitchen with a sitting area, garden access, and utility room
- Five bedrooms (most with storage)
- Two en-suite shower rooms
- Bathroom with bath and separate shower
- Easy-upkeep gardens, enclosed and south-facing to the rear
- Private driveway and attached double garage







Extras: All fitted floor and window coverings and light fittings are included.

Factor: A factoring agreement is in place with Hacking & Paterson, and the quarterly charge is around £55.











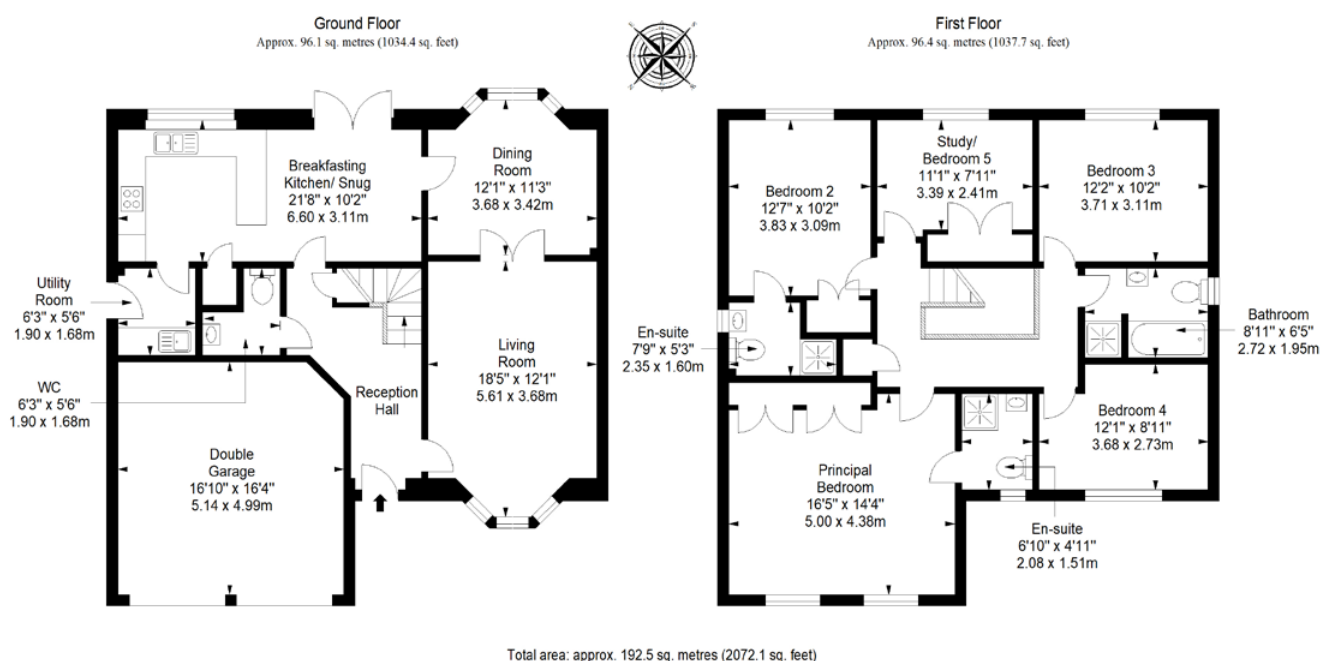




EAST LINTON, EAST LoTHIAN

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.

FLOORPLAN



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