

KILORAN HOUSE

High Street, East Linton, East Lothian, EH40 3AY



GILSON GRAY

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PROPERTY NAME

Kiloran House

LOCATION

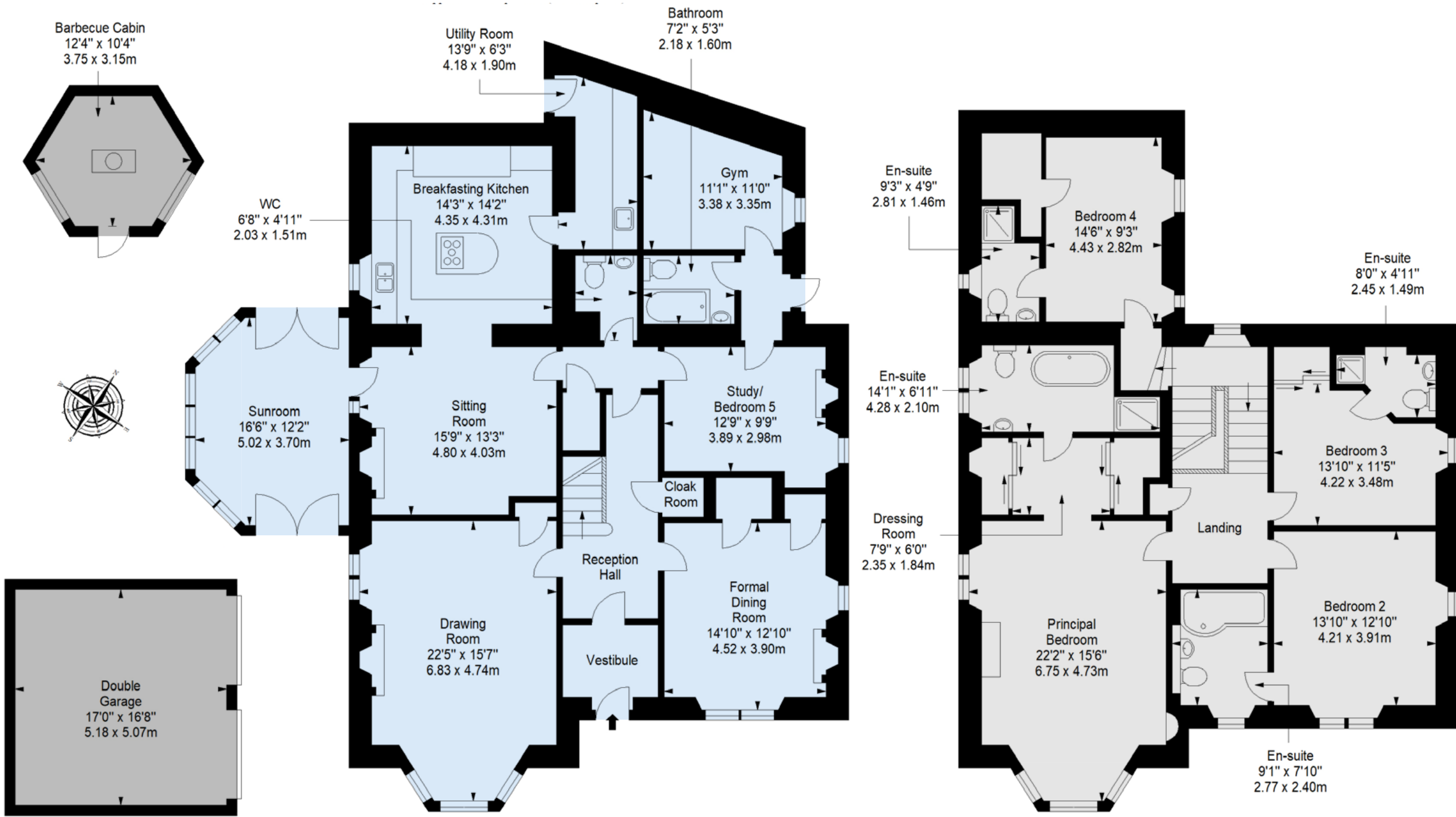
East Lothian, EH40 3AY

APPROXIMATE TOTAL AREA:

308.1 sq. metres (3316.5 sq. feet)

GROUND-FLOOR FIRST-FLOOR EXTERNALS

The floorplan is for illustrative purposes.
All sizes are approximate.



WELCOME TO KILORAN HOUSE



A magnificent detached Victorian residence of rare character and distinction, Kiloran House enjoys a highly sought-after address in picturesque East Linton. Set within beautifully landscaped gardens, complete with a Nordic-style cabin, the property sits proudly on a generous enclosed plot with extensive private parking. Inside, the light-filled interiors offer five double bedrooms (four with en-suite facilities), five reception rooms, a sunroom, and a breakfasting kitchen. Perfectly tailored to family life and entertaining, the home also provides an extra bathroom, a guest WC, and a utility room, ensuring effortless functionality for contemporary living.

GENERAL FEATURES

Highly desirable village setting in scenic East Lothian
Peaceful private location a short stroll from amenities, including a primary school and rail links
Detached Victorian residence of exceptional scale and character
Set within generous landscaped grounds
Elegant interiors blending period grandeur with modern refinement
Expansive accommodation suited to family life and entertaining
Potential to accommodate multigenerational living or a home business
Solar panels providing enhanced energy efficiency
EPC Rating - D | Council Tax band - G

ACCOMMODATION FEATURES

Vestibule and reception hall with encaustic-tiled flooring
Bay-fronted drawing room with an open fire and south-facing aspect
Sun-filled dining room with a living-flame fire
Contemporary sitting room with log-burning stove, leading to sunroom and kitchen
Spacious sunroom with a tranquil garden outlook
Two additional ground-floor rooms – ideal for home working, a gym, guests, or a private suite
Stylish Shaker-inspired kitchen with breakfast island and premium integrated appliances
Adjoining utility room with external access
Luxury principal suite with country views, a dressing room, and a four-piece bathroom
Four further double bedrooms (three with en-suite facilities)
Additional family bathroom and guest WC, plus plentiful storage

EXTERIOR FEATURES

Beautiful enclosed garden with large lawn and mature planting
Enchanting Nordic-style cabin with seating and log-burning stove – perfect for year-round entertaining
Pizza oven and dining terrace for al fresco gatherings
Detached double garage and gated driveway offering abundant parking



Scenic views across
East Lothian





WELCOME INSIDE

Vestibule and reception hall with encaustic-tiled flooring

This impressive Victorian house is defined by its elegant proportions, high ceilings, and large sash windows, creating a bright, uplifting ambience throughout. A seamless blend of heritage character and tasteful modern styling results in an exceptionally welcoming home in one of East Lothian's most coveted village settings.



VERSATILE SPACES



Two south-facing reception rooms

Two south-facing reception rooms – a bay-fronted drawing room and a formal dining room – display fine period detailing. The softly carpeted drawing room enjoys an open fire, delicate cornicework, and elegant neutral décor, while the dining room features a traditional fireplace with a living-flame fire, pine flooring, and serene sage-green tones that add warmth and charm.





Sun-filled
dining
room with a
living-flame
fire



CONTEMPORARY SITTING ROOM

with a log-burning stove

A contemporary sitting room with a log-burning stove forms a relaxed family hub extending into the sunroom and kitchen, with cohesive flooring enhancing the natural flow between spaces. Two further ground-floor rooms connect via a rear hall with access to a bathroom and the garden, offering ideal flexibility for home working, guest accommodation, a gym or an annexe for multigenerational living.



Spacious sunroom with a tranquil garden outlook



CONTEMPORARY COUNTRY KITCHEN

with breakfast island





STYLISH

Shaker-inspired kitchen

The bright kitchen combines classic Shaker design with a modern finish, featuring warm taupe cabinetry, Silestone worktops, a Butler sink, and stone-effect flooring. A central island creates a convivial setting for family breakfasts and evening drinks, while

integrated appliances include a double oven, induction hob, dishwasher, fridge freezer, and wine fridge. An adjoining fitted utility room provides external access, plus an under-counter washing machine and dryer.



Principal suite - a serene sanctuary

On the first floor, the dual-aspect principal bedroom exudes calm sophistication, with subtle décor, period detailing, and an electric fire in a traditional surround. A wide bay window frames south-facing countryside views, creating an inspiring backdrop to start the day and unwind each evening. The suite also features a walk-in dressing room with mirrored wardrobes, leading to a luxurious four-piece bathroom with a deep roll-top bath and separate shower.





FURTHER BEDROOM SUITES



Four
additional
double
bedrooms



Three additional double bedrooms are reached via the staircase and upper landing, illuminated by a coloured-glass arched window. Each is a restful, carpeted retreat with understated décor, and two benefit from built-in storage. All enjoy private en-suite facilities, including tasteful shower rooms and, in the third, a mosaic-tiled bathroom with a P-shaped bath and overhead shower. Plus, a spacious fifth double on the ground floor for added convenience.



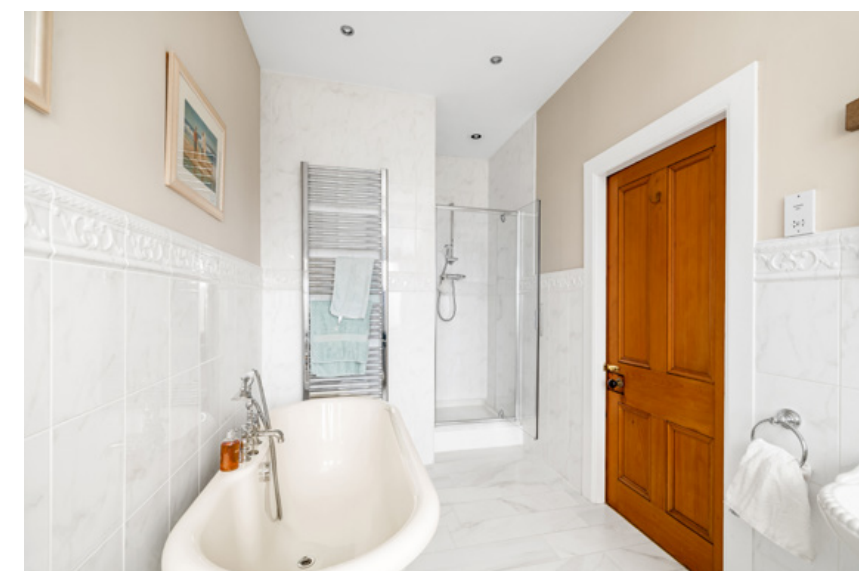
THE BATHROOMS



Additional comforts and conveniences

All the bedrooms enjoy private en-suite facilities, including tasteful shower rooms and, in the third, a mosaic-tiled bathroom with a P-shaped bath and overhead shower.

Downstairs, a bathroom off the rear hall and a guest WC from the encaustic-tiled reception hall add practicality, complemented by a cloakroom and a useful store.





IDYLLIC GARDEN

and outstanding parking



The meticulously maintained gardens form a private oasis, featuring a large striped lawn bordered by mature trees and colourful shrubs. Designed for relaxation and entertaining, the grounds incorporate a Nordic-style barbecue cabin with seating for ten and a log-burning stove, creating an impressive yet cosy hideaway for year-round gatherings. A pizza oven and seating terraces further enhance the outdoor lifestyle. Finally, a gated mono-block driveway leads to a detached double garage (with an EV charge point), providing ample parking for family and guests.

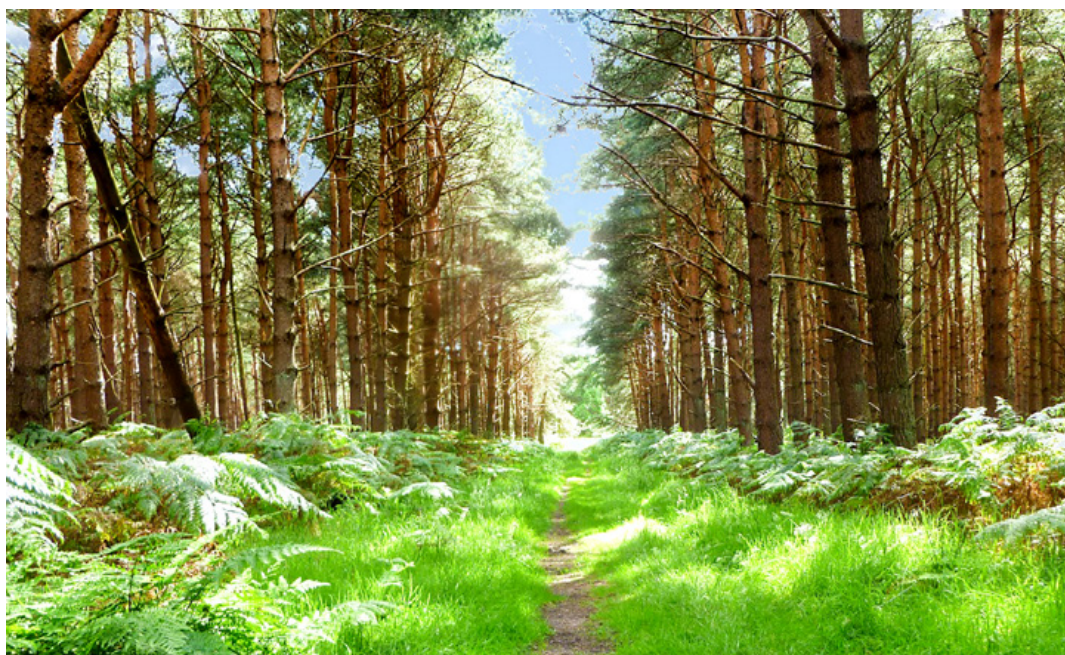


Beautiful enclosed garden with large lawn and mature planting



EAST LINTON

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 breathtaking coastline with its outstanding beaches is within easy reach, including the remote Tynninghame Beach with its long stretch of golden sands. The area is also home to various countryside walks, 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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