

COULTERS[©]

4 ORCHARD COURT

EAST LINTON, EAST LoTHIAN, EH40 3EG

 3 BED  2 BATH  2 PUBLIC



TAKE A LOOK INSIDE

A well presented, bright and spacious three bedroom detached bungalow with garage and driveway, quietly situated within the popular East Lothian village of East Linton, close to a number of amenities, primary school and the local train station.

KEY FEATURES



Spacious detached bungalow



Three bedrooms, one with en-suite



Private rear garden with shed and patio



Garage and driveway for multiple cars



Quietly situated within a popular development



Local amenities and train station nearby





The accommodation which is arranged over one level, comprises; a vestibule with cupboard leading to a welcoming hallway with ample storage, a spacious open plan sitting and dining room with electric fireplace, large bay window to the front and sunroom with doors leading out to the private and enclosed garden to the rear. The large kitchen/breakfast room also benefits from a door leading to garden.

There is a principal bedroom with fitted wardrobes and an en suite shower room and there are two further bedrooms, both with fitted wardrobes. The attic is partially floored and can be accessed via the fitted Ramsay ladder.





THE LOCAL AREA

The village of East Linton offers a tranquil semi-rural location with a variety of amenities close to hand. The village itself has a post office, butcher, two pubs, Bostock Bakery, medical centre, pharmacy, library, bookshop, gift shop and Co-op. The nearby Mart hosts a Farmshop, cafe, The Yoga Den and Hometown Coffee Roasters. Further shopping is available in nearby towns including North Berwick, Haddington and Dunbar.

Located between spectacular coastlines and beautiful countryside, there are fantastic opportunities for peaceful walks, cycling, surfing and of course golf with an abundance of renowned courses close by. The highly renowned East Linton Primary School is located within the heart of the village just a short walk from the property.

There are regular bus services to Edinburgh, North Berwick and Dunbar, and East Linton Train Station is due to open soon which will also provide excellent services to the Capital and beyond. It's close proximity to the A1 allows for easy access to Edinburgh, the City Bypass, as well as the Central Scotland motorway network.

EXTRAS

All integrated appliances, window coverings, fixtures and fittings and whitegoods are included in the sale.



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East Linton,
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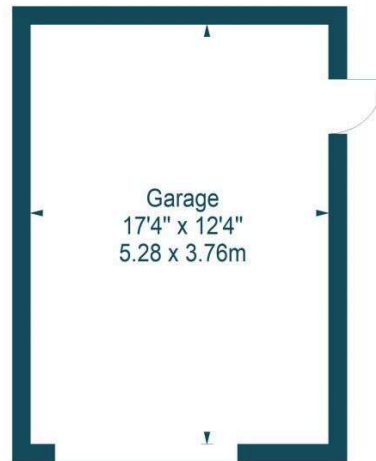


Approx. Gross Internal Area
1329 Sq Ft - 123.46 Sq M
Garage

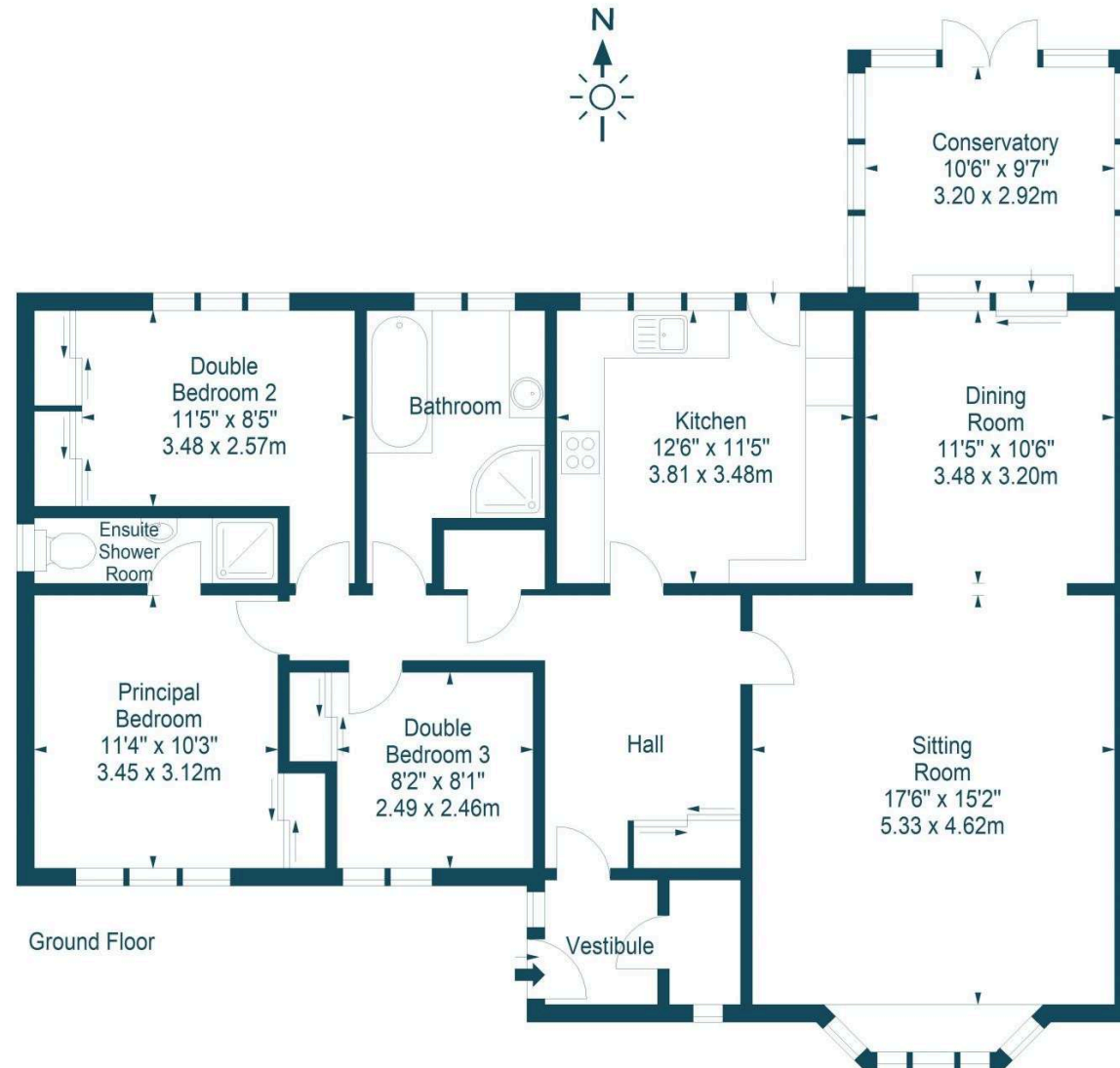
Approx. Gross Internal Area
211 Sq Ft - 19.60 Sq M

For identification only. Not to scale.

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Ground Floor



Ground Floor

GET IN TOUCH

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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.