


COULTERS<sup>©</sup>

# 49 NOBLE GARDENS

EAST LINTON, EAST LOTHIAN, EH40 3BY

 5 BED  4 BATH  2 PUBLIC





## TAKE A LOOK INSIDE

A beautifully presented five bedroom detached family home situated within a popular modern development in highly desirable East Linton.

This bright and spacious property offers immediate access to the large rear garden from the kitchen/dining room and is just a short walk through the park to the renowned primary school and the newly opened train station.

## KEY FEATURES



Beautifully presented family home



Five bedrooms, three with ensembles



Private rear garden



Double garage and double driveway



Within a short walk of local school and new train station



Solar Panels





Presented in excellent order throughout the accommodation comprises; a modern dining kitchen with eye level double oven, 5 ring gas hob, breakfast bar and spacious dining area; well-proportioned living room and utility room with separate WC.

On the first floor there is a master bedroom with walk in wardrobe and ensuite featuring a three piece suite and separate shower, double bedrooms 2 and 3 with ensuite shower rooms, and two further bedrooms. A family bathroom with three piece suite and separate shower completes the accommodation.







## 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, medical centre, delicatessen, pharmacy, library, bookshop, gift shop and Co-op. The Mart which is just a short walk from the property 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.

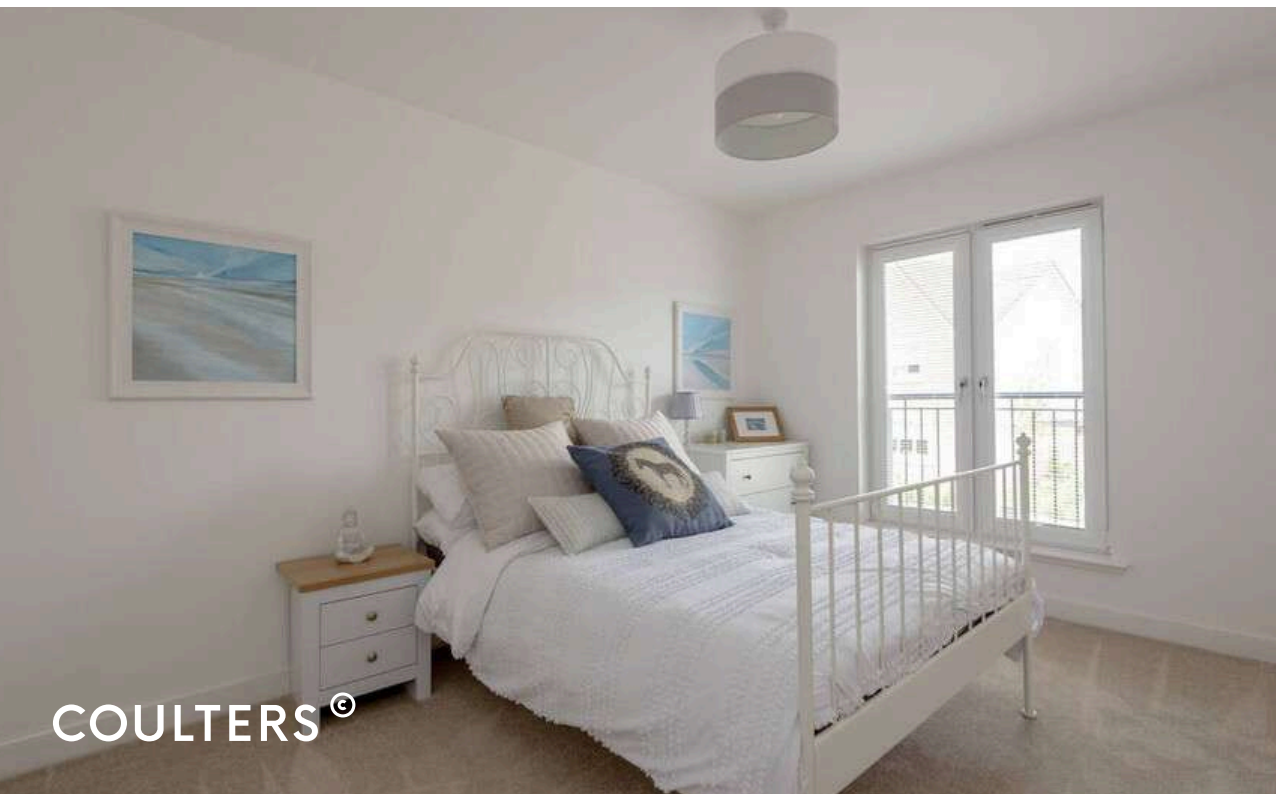
The highly renowned East Linton Primary School is located within the heart of the village just a short walk from the property.

There are regular bus services to Edinburgh, North Berwick and Dunbar, and newly opened East Linton Train Station which provides 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 blinds, light fittings, fitted flooring and integrated appliances are included in the sale price.

The factor is Spiers Gumley and the monthly factoring costs are approximately £15.



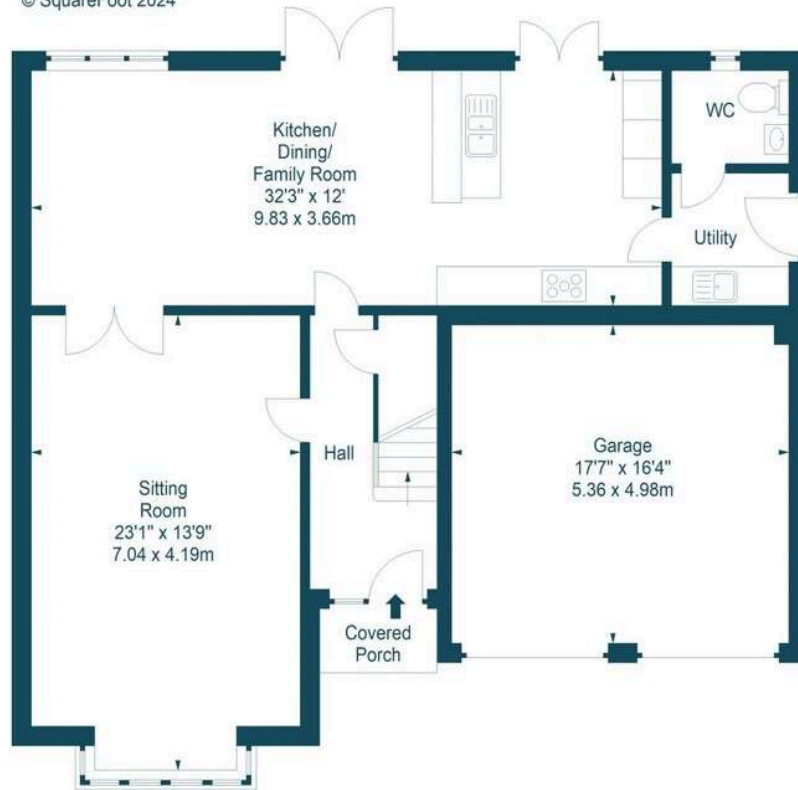




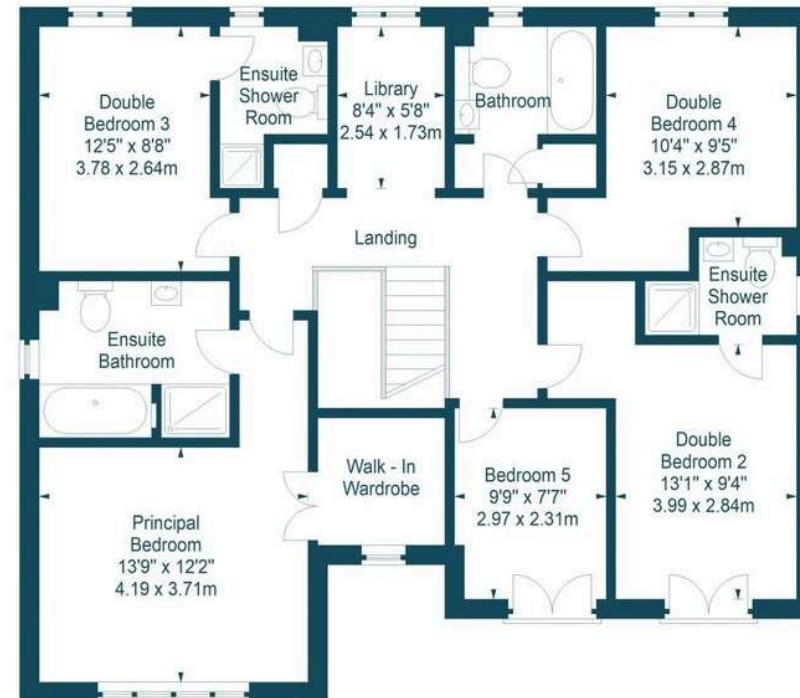
Noble Gardens,  
East Linton,  
East Lothian, EH40 3BY



Approx. Gross Internal Area  
2378 Sq Ft - 220.92 Sq M  
(Including Garage)  
For identification only. Not to scale.  
© SquareFoot 2024



Ground Floor



First 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.