

COULTERS[©]

23 BRIDGE STREET

EAST LINTON, EAST LoTHIAN, EH40 3AG

 5 BED  2 BATH  2 PUBLIC



TAKE A LOOK INSIDE

An exceptional B Listed family home situated in the very heart of the charming village of East Linton.

This incredible property has been fully renovated to a wonderful standard throughout combining traditional features and charm with bespoke modern design.



KEY FEATURES



Exceptional B Listed family home



Five spacious bedrooms



Private enclosed garden to the rear



On street parking



Within a short walk of all local amenities



Beautifully renovated throughout



The property comprises; a welcoming vestibule and entrance hallway with under stair storage and engineered Oak herringbone flooring leading through to the bespoke kitchen with free standing island unit, Quartz worktops, and pantry cupboard. The kitchen is open to the dining/family room with feature fireplace.

The ground floor boasts a separate sitting room with marble fire place and wood burning stove, and direct access to the enclosed rear garden. The private rear garden can also be accessed via the utility/boot room featuring original slate tile flooring and bespoke wooden storage units.





MORE INFORMATION

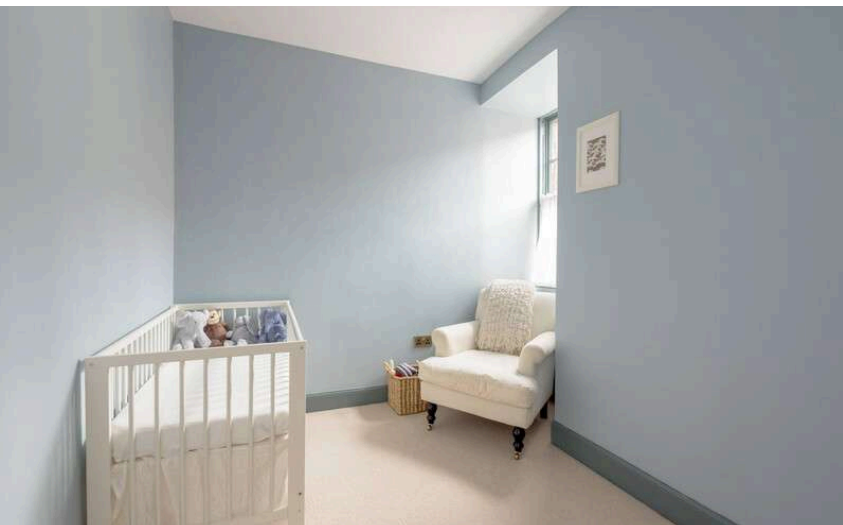
On the first floor the Principal bedroom features double aspect windows, a dressing room with laundry chute and an incredible ensuite bathroom with underfloor heating, roll top bath and large walk in shower.

There are two further bedrooms on the first floor and a family bathroom with marble floor tiles, roll top bath and separate shower cubicle. On the second floor there are an additional two double bedrooms with Velux windows and beautiful exposed traditional stone walls.

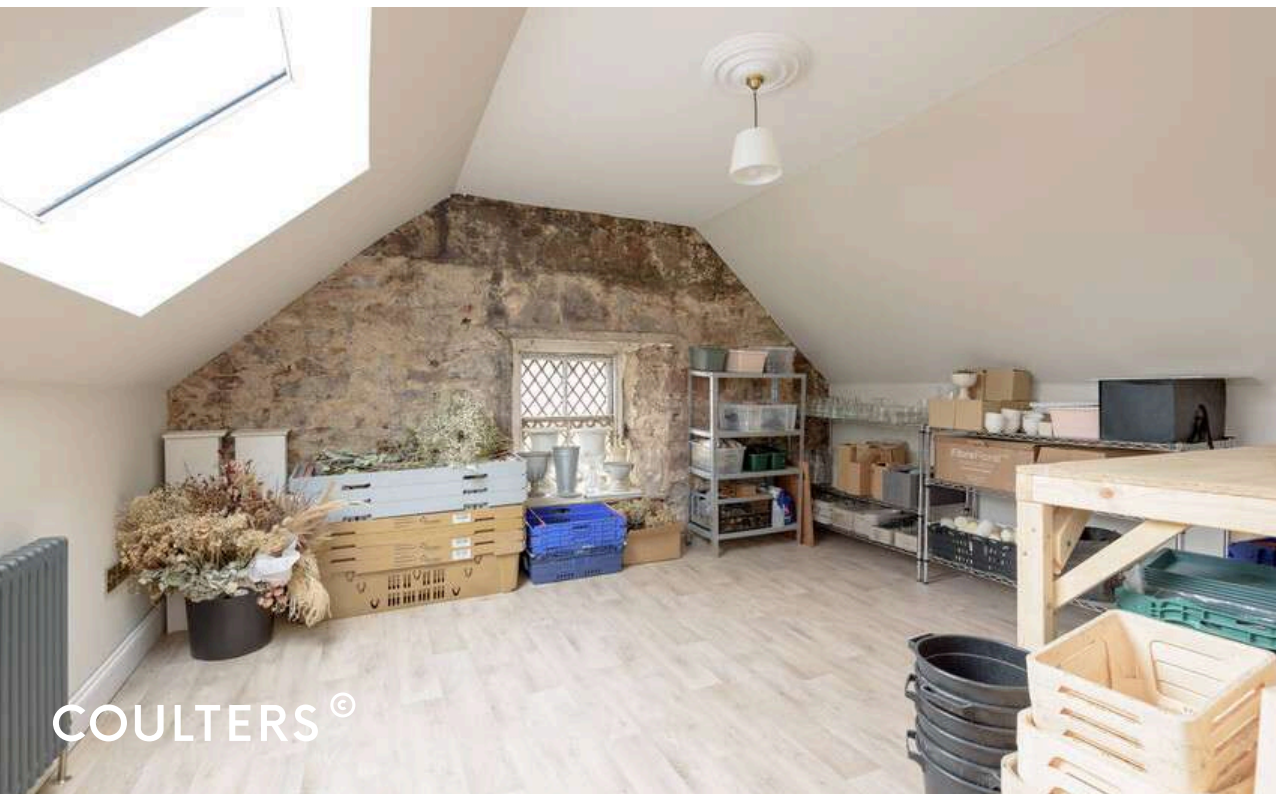
The property benefits from working shutters on the ground and first floor.

The fully enclosed rear garden provides a peaceful patio and grass area with mature borders. Nearby on street parking is available within close proximity of the property.









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 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.

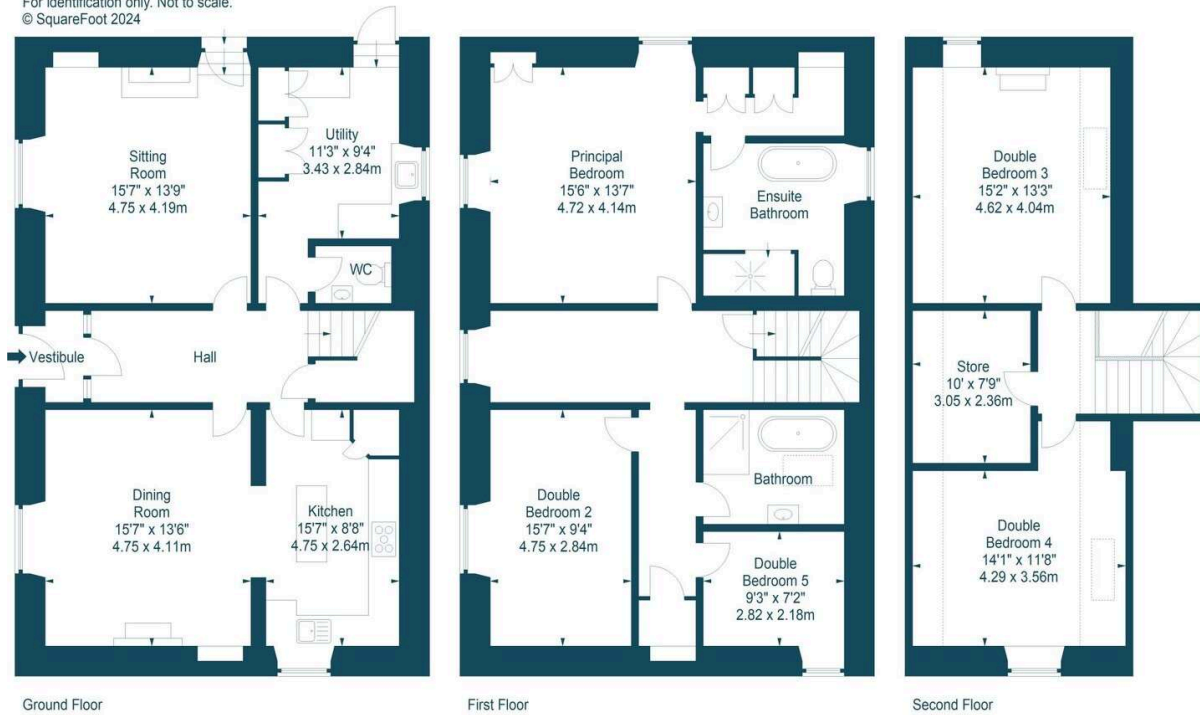
EXTRAS

All light fittings, fitted flooring and integrated appliances are included in the sale price. The Range cooker is available by separate negotiation. The curtains are not included in the sale.

Bridge Street,
East Linton,
East Lothian, EH40 3AG



Approx. Gross Internal Area
2412 Sq Ft - 224.07 Sq M
For identification only. Not to scale.
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Ground Floor

First Floor

Second Floor

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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.