

# 33 NOBLE GARDENS

EAST LINTON, EAST LOTHIAN, EH40 3BY

 4 BED  3 BATH  2 PUBLIC



## TAKE A LOOK INSIDE

An attractive detached family home quietly situated within a popular modern development in highly desirable East Linton, within easy walking distance of the village centre, local primary school and newly opened train station.

The property benefits from a large rear garden, driveway and garage.



## KEY FEATURES



Detached family home



Four bedrooms, two with ensuite



Spacious rear garden with open outlook



Driveway and garage



Within a short walk of the local primary school and train station



Solar Panels



The accommodation which is set over two floors comprises; welcoming entrance hall, WC, spacious dining kitchen with direct access to the enclosed rear garden and separate utility room.

On the first floor the principal bedroom boasts fitted wardrobes and an ensuite shower room, double bedroom 2 with fitted wardrobes and ensuite shower room, two further bedrooms and a family bathroom.





## 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.

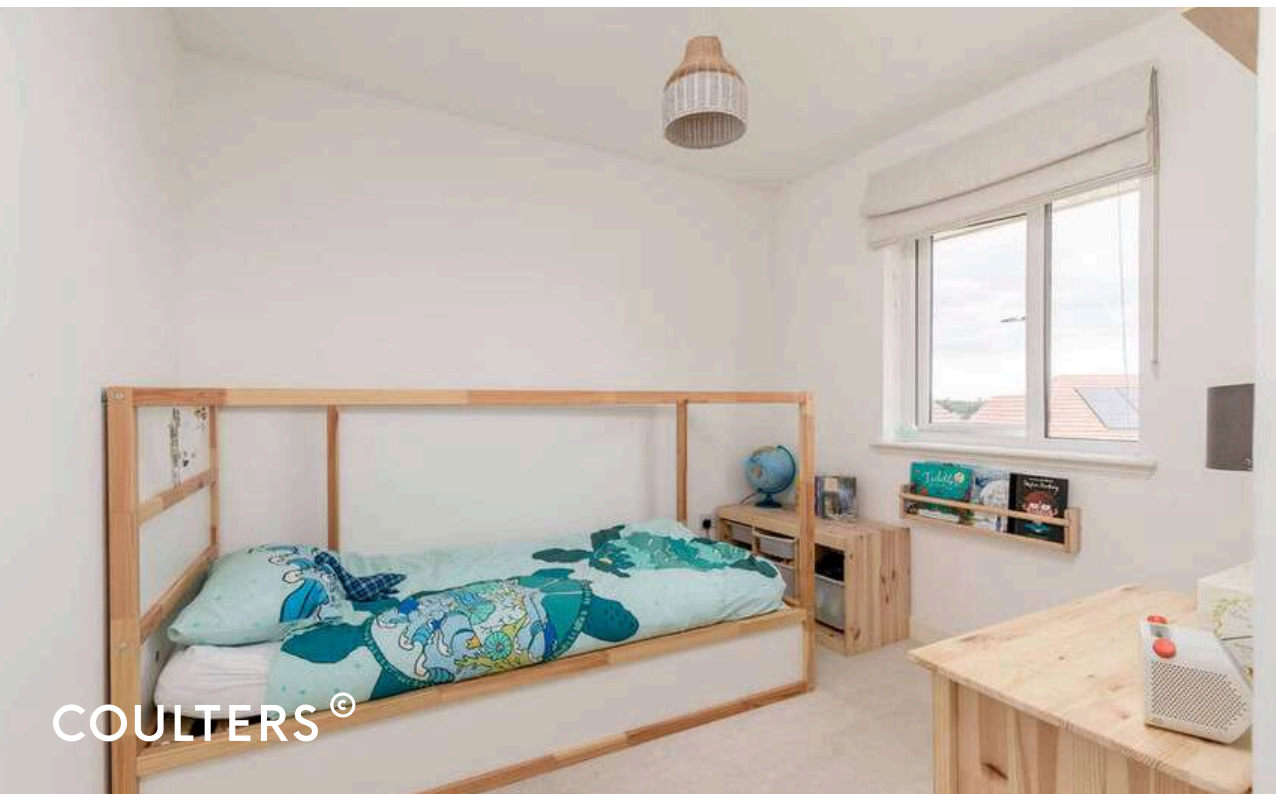
Located between spectacular coastlines and beautiful countryside, there are fantastic opportunities for peaceful walks, cycling, surfing and of course golf with an abundance of renowned courses close by.

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 £25.

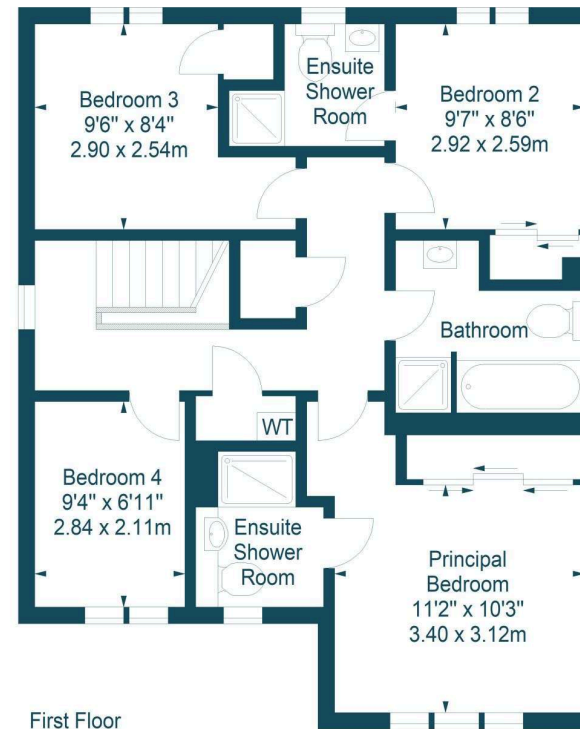
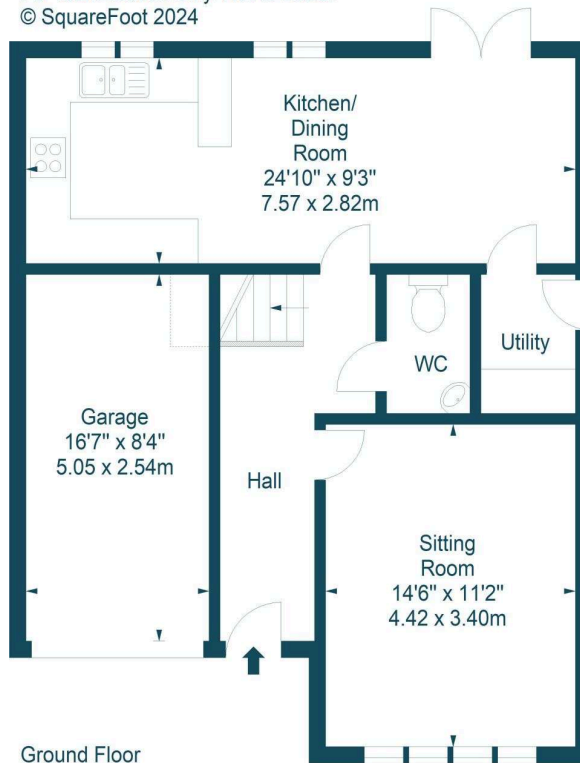




**Noble Gardens,  
East Linton,  
East Lothian, EH40 3BY**



Approx. Gross Internal Area  
1406 Sq Ft - 130.62 Sq M  
(Including Garage)  
For identification only. Not to scale.  
© SquareFoot 2024



## GET IN TOUCH

 [www.coultersproperty.co.uk](http://www.coultersproperty.co.uk)

 0131 603 7333

 [enquiries@coultersproperty.co.uk](mailto:enquiries@coultersproperty.co.uk)

## 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.