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Offers Over

£340,000

6 Orchard Court

East Linton | East Lothian | EH40 3EG

A most appealing detached bungalow, enjoying a peaceful cul-de-sac setting and a superb location close to the banks of the River Tyne in the charming village of East Linton.

-  2 bedrooms
-  1 public room
-  1 bathroom
-  Driveway and garage
-  Private front and rear gardens
-  EPC rating – D
-  Council tax band - E



Description

Internally the property has been well preserved throughout and offers comfortable and well-proportioned accommodation, perfectly suited to the young family or downsizer.

The internal space briefly comprises: entrance vestibule with feature opaque glazing, welcoming hallway with built-in storage, generously sized dual facing reception/ dining room with bay fronted sitting area, focal fireplace and sliding doors leading off the dining space and into the rear garden, well equipped kitchen which has been fitted with a variety of base and wall mounted units complete with wipe-clean worktops and splash tiling, spacious west facing principal bedroom with fitted mirrored wardrobes and carpeted floor, second good sized double bedroom also with fitted mirrored wardrobes, and tiled family bathroom with three piece suite, over-bath shower and splash screen.



Extras

All fixed flooring, light fittings, white goods and fixed shelving will be included.

Gardens and Parking

To the front of the house is an attractive lawned garden peppered with small trees and shrubs, together with an extensive driveway and single garage. To the rear is an enclosed west facing garden which has a lovely private feel and comprises a large, paved seating space bordered by well stocked planted beds.

Viewing

By appointment through Neilsons (0131 625 2222).





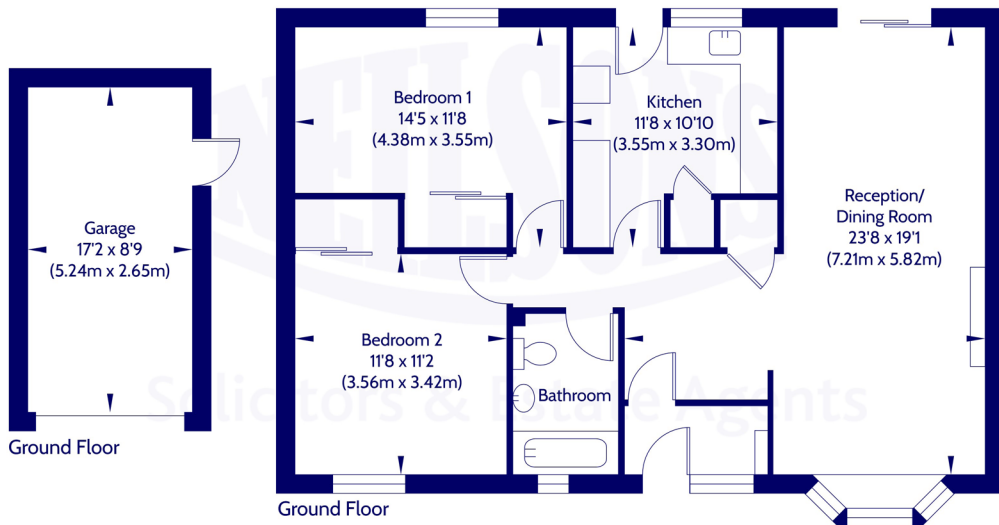
Location

Orchard Court is situated within the picturesque conservation village of East Linton on the edge of the River Tyne. There is a good range of local amenities to cater for day-to-day requirements including a post office, bakery, butchers, Co-op, doctors' surgery and pharmacy, library and The Mart farm shop and café. More extensive shopping is available in the nearby towns of Haddington, Dunbar and North Berwick. There are regular bus services to the surrounding areas, a train station within comfortable walking distance, and the A1 is within close proximity and gives access to Central Scotland's motorway network. The reputable East Linton Primary School is close at hand with secondary schooling available in Dunbar. For those who enjoy the outdoors there is an abundance of beautiful coastline and woodland walks, popular cycle routes and many magnificent golf courses.





Approx. Gross Internal Floor Area 81 Sq M / 873 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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