



17 Browns Place

EAST LINTON, EAST LOTHIAN, EH40 3BD

Property
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"Delightful upper flat in the picturesque village of East Linton. Bright, spacious, and with a modern kitchen this will suit an array of buyers."



PROPERTY DESCRIPTION

Located in the heart of the highly desirable village of East Linton, this charming three-bedroom Category C-listed upper villa offers a superb position and a delightful lifestyle. The mid-19th Century property's handsome stone façade leads to a carpeted staircase and a bright hallway adorned with wood-inspired flooring and a serene colour palette. The inviting south-west-facing sitting room is found on your right. With twin windows, built-in shelving, and a flame fireplace, this cosy and comfortable room adjoins the modern kitchen. The well-appointed and modern kitchen features white shaker-style wall and floor units, a metro-tiled splashback, sleek grey worktops, and integrated appliances, including a gas hob, oven, extractor hood, and microwave.

Across the hallway, lies a generously proportioned double bedroom or second living area with plush carpeting and a tasteful neutral décor. Two good-sized double bedrooms benefit from ample natural light, and the larger room includes built-in shelving for added convenience. There is a stylish, modern shower room, finished in chic grey and white tones and equipped with a washbasin built into vanity and a WC.

Externally, the rear garden boasts mature shrubbery and features a delightful garden room, offering a tranquil outdoor retreat. Additionally, there is ample on-street parking available.

FIXTURES & FITTINGS

All fitted floor coverings, light fixtures, curtains and blinds, integrated appliances inclusive of gas hob, extractor hood, oven and microwave to be included in the sale. Some furniture may be available by separate negotiation.



PROPERTY FEATURES

- α Three-bedroom Category C-listed upper villa
- α Bright south-west-facing sitting room
- α Well-equipped modern kitchen
- α Three bedrooms and a study
- α Contemporary shower room
- α Enclosed rear garden
- α On-street parking
- α Secondary glazing
- α Gas Central Heating
- α EPC D
- α Council tax band D

EAST LINTON

Recently recognised by The Sunday Times as one of the best places to live in Scotland, East Linton is a picturesque East Lothian village situated 23 miles from Edinburgh, nestled between Haddington and Dunbar. With its charming square, attractive architecture, and wide leafy streets it is bursting with character. There is an excellent selection of local shops including an award-winning butcher, The Mart Farm Shop which has a Post Office and café, the artisan Bostock Bakery and Patisserie and two family-friendly pubs. Further retail, dining, and leisure facilities are available in North Berwick, Dunbar, and Haddington.

Whitekirk Hill with its gym, swimming pool, children's soft play and café is a short drive, and other family-friendly activities nearby include East Links Family Park and Foxlake Adventures. Outdoor enthusiasts will love exploring scenic spots such as East Linton Riverside Path or Smeaton Lake Woods whilst historical sites include Prestonkirk, St Andrew's Church, and Preston Mill. Stunning beaches await including those at Tynninghame and Gullane and there are renowned golf courses to discover like Muirfield and North Berwick. Horse riding enthusiasts will love the facilities available at Rockrose Equestrian in Haddington.

There is a local primary school, and the property is within the catchment area for Dunbar Grammar School. Private schooling is available at Compass in Haddington, Belhaven Hill in Dunbar, and Loretto in Musselburgh with further choices available in Edinburgh.

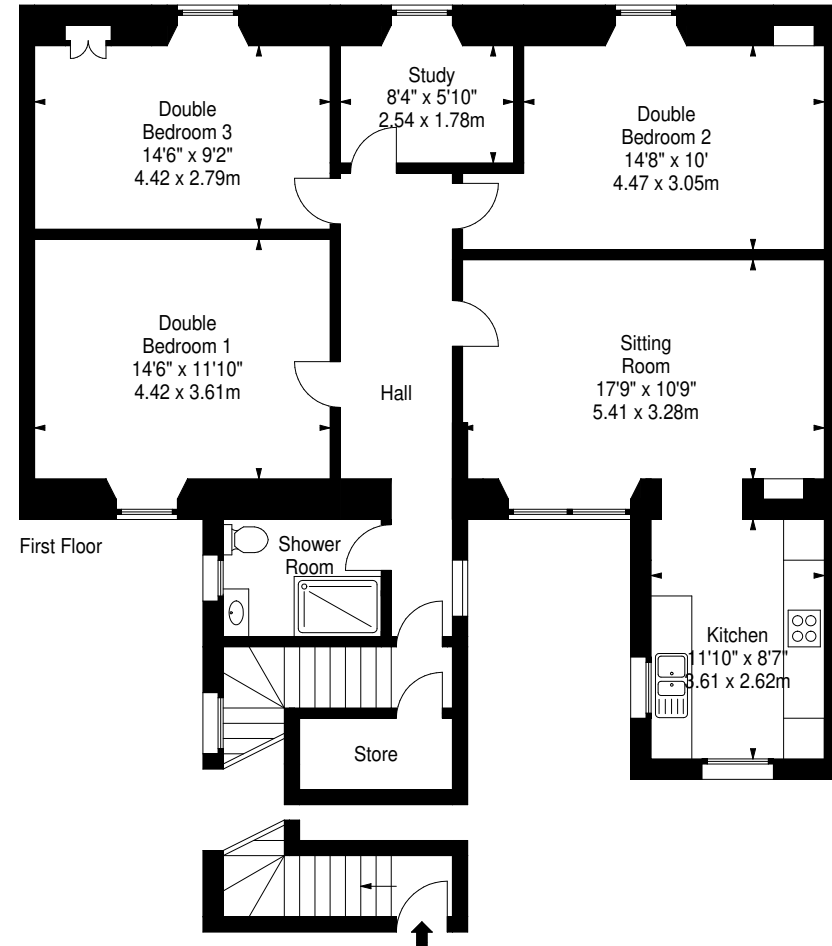
The newly opened East Linton train station connects the village to the East Coast Main Line, providing convenient access to Edinburgh and London. Edinburgh's City Centre is approximately a 40-minute drive via the A1.



**Browns Place,
East Linton,
East Lothian, EH40 3BD**



Approx. Gross Internal Area
1176 Sq Ft - 109.25 Sq M
For identification only. Not to scale.
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Please Note:

1. While the foregoing particulars are believed to be correct, no warranty is given as to their accuracy, and it will be for intending purchasers to satisfy themselves on these matters prior to conclusion of missives. All sizes are approximate.
2. The Home Report and more information for this property is available from parissteele.com
3. Interested parties are advised to have their interest noted with the Selling Agents so that they may be advised of any closing date. The seller will not be bound to accept the highest or any offer submitted at a closing date. Please submit offers by email to property@parissteele.com or by post to: Paris Steele, 35 Westgate, North Berwick, EH39 4AG.
4. From 1st February 2022, residential properties in Scotland are required by law to have a system of interlinked smoke alarms, carbon dioxide detectors and heat detectors installed. No warranty is given by the Seller on compliance with this legislation and the Seller does not warrant the condition of any systems or appliances of a working nature included in the price.

