



# 46 Noble Gardens

EAST LINTON, EH40 3BY

Property  
**PARIS STEELE**

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## PROPERTY DESCRIPTION

Beautifully presented throughout with high-spec finishes, an elegant interior design, and an abundance of space and light, this five-bedroom detached home promises buyers an exceptional lifestyle.

The entrance hallway ushers you to a bright sitting room. Warm and inviting its tasteful interior design includes plush carpeting, a calm colour palette, and a stylish built-in clear-fronted faux flame fireplace. From here glass-panel French doors open into an expansive south-west-facing dining kitchen and family room that in turn opens through two sets of double doors to the landscaped rear garden. Exuding elegance, it boasts parquet flooring and a crisp neutral décor, and with its seamless indoor-outdoor flow is ideally suited for family life and entertaining. The kitchen features chic grey wall and floor cabinetry complemented by marble-effect worktops and high-spec integrated appliances including a gas hob, eye-level microwave-grill, and oven. Informal dining is provided by a breakfast bar that also serves as a divide between the kitchen and the rest of the living area. Additional storage is available within the adjacent utility. Completing the ground floor is a convenient guest WC.

Ascending to the first floor and passing a sizeable landing accommodating a home office/library space, you arrive at a principal

double bedroom with a walk-in-wardrobe and an en-suite bathroom. Boasting a deep bath, separate shower enclosure, countertop washbasin built into a wall-hung vanity, and a chrome towel radiator set against stylish grey tiling it has a spa-like feel. There are four additional and versatile bedrooms, one that showcases an en-suite shower room, whilst the remaining bedrooms share access to a design-led family bathroom.

Externally the south-west-facing rear garden blending a sloping lush lawn and paving is an idyllic haven for children, pets, friends and family to enjoy. An integral double garage and driveway bordering a neat front garden allow for ample off-street parking.

Additional information: Common areas of the development are managed by Speirs Gumley Property Management Ltd. £240 per annum. This includes front lawn mowing.

## FIXTURES & FITTINGS

All fitted floor coverings, curtain poles, blinds and integrated appliances - inclusive of eye-level microwave/grill, oven, gas hob, extractor fan, fridge-freezer and dishwasher - will be included in the sale.





## PROPERTY FEATURES

- ❑ Five-bedroom detached home
- ❑ Bright and spacious sitting room
- ❑ Stylish dining/kitchen/family room with garden access
- ❑ Utility room
- ❑ Five versatile bedrooms, two with en-suites
- ❑ Modern family bathroom and guest
- ❑ Landscaped rear garden and neat front garden
- ❑ Driveway and integral double garage
- ❑ Double glazing
- ❑ Gas central heating
- ❑ EPC - B
- ❑ Council tax band - G
- ❑ Tenure - Freehold
- ❑ Annual Service Charge - £240.00

## EAST LINTON

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.

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.

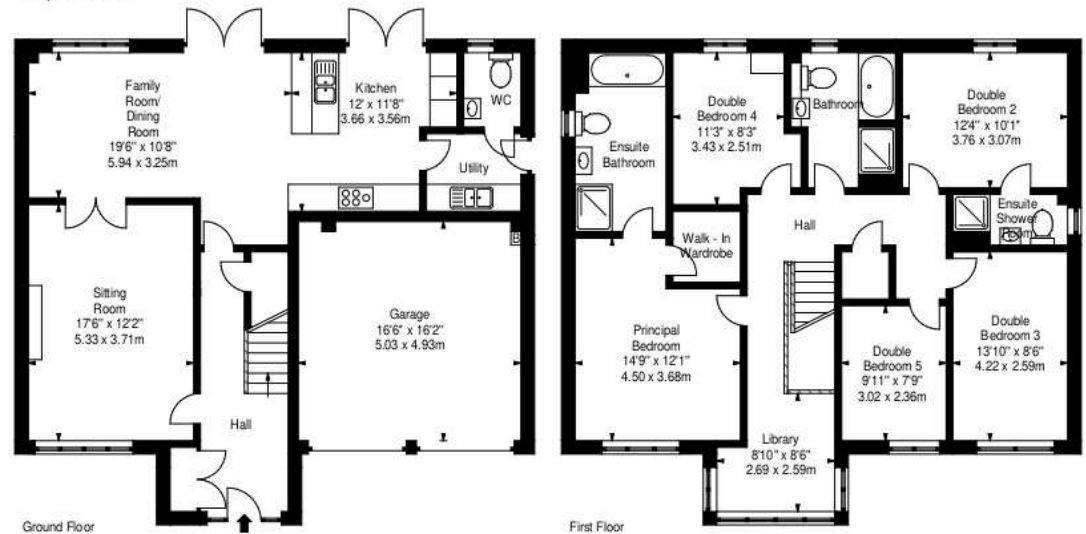




Noble Gardens,  
East Linton,  
East Lothian, EH40 3BY



Approx. Gross Internal Area  
1907 Sq Ft - 177.16 Sq M  
Garage  
Approx. Gross Internal Area  
275 Sq Ft - 25.55 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 the intending purchasers to satisfy themselves on these matters prior to the conclusion of missives. All sizes are approximate.
2. The Home Report and more information for this property is available from [www.parissteele.com](http://www.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](mailto: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.

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