



35 Longstone Avenue
EAST LINTON, EAST LOTHIAN, EH40 3BS

Property
PARIS STEELE

01620 497497 | parissteele.com

Enjoying a peaceful position in the desirable village of East Linton, this two-bedroom semi-detached home with private parking and a lovely garden is in turn-key condition.



PROPERTY DESCRIPTION

Enjoying a peaceful position in the desirable village of East Linton, this two-bedroom semi-detached home with private parking and a lovely garden is in turn-key condition. Adorned with wood-inspired flooring and a soft colour palette, the hallway sets a welcoming scene for the property. Straight ahead, the bright sitting room with French doors to the rear garden carries on the décor exuding a comfortable ambience. Returning to the hallway, the modern kitchen overlooking the front of the property showcases oak-effect wall and floor units, quartz-effect worktops, and a stylish metro-tiled splashback. Integrated appliances include an extractor hood, oven, and induction hob. On the first floor the two light and airy double bedrooms share access to a well-appointed shower room complete with a WC, washbasin and chrome towel radiator. Externally the charming rear garden is a pretty blend of

lawn and flowering plants whilst the front combines low-maintenance paving and decorative stones. A useful shed is ideal for garden equipment. The property benefits from off-street parking.

FIXTURES & FITTINGS

Included in the sale: Fitted floor coverings, light fixtures, curtains, and integrated appliances being the oven and extractor fan. Also included are the freestanding fridge-freezer, washing machine and mirrored wardrobe in bedroom 2, and the garden shed. The 2-seater leather sofa and TV cabinet are available by negotiation.



PROPERTY FEATURES

- ❏ Two-bedroom semi-detached
- ❏ Spacious sitting room leading to the garden
- ❏ Modern kitchen
- ❏ Two double bedrooms
- ❏ Well-appointed shower room
- ❏ Front and rear gardens
- ❏ Private off-street parking
- ❏ Double glazing
- ❏ Gas Central Heating
- ❏ EPC C
- ❏ Council tax band C

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.

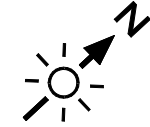
The newly opened East Linton train station connects the village to the East Coast Main Line, providing convenient access to Edinburgh and London. Edinburgh's City Centre is approximately a 40-minute drive via the A1.



**Longstone Avenue,
East Linton,
East Lothian, EH40 3BS**



Approx. Gross Internal Area
582 Sq Ft - 54.07 Sq M
For identification only. Not to scale.
© SquareFoot 2024



PARIS STEELE

Thinking of selling your existing property?

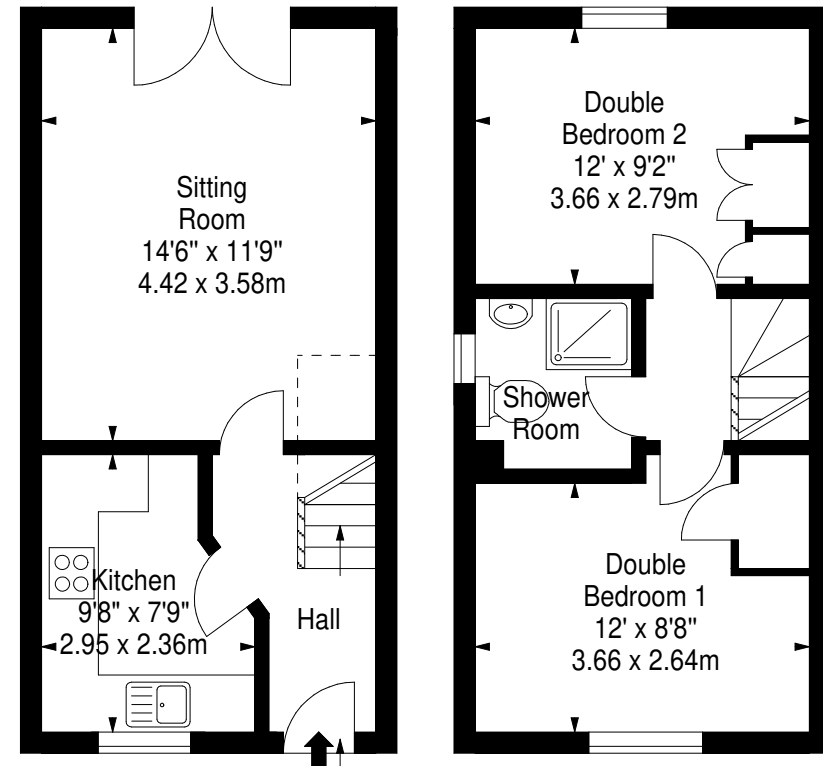
Our experienced and locally based property and legal teams are here to help

- ▣ Free property valuations
- ▣ Competitive fees for a bespoke personal service
- ▣ Extensive marketing on the leading property portals
- ▣ Comprehensive use of social media
- ▣ Clear and practical advice

Let's talk

01620 497 497

property@parissteele.com



Ground Floor

First Floor

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.