



16 Drylaw Gardens

EAST LINTON, EH40 3BB

Property
PARIS STEELE

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PROPERTY DESCRIPTION

Presented in immaculate condition and ideally situated just minutes from schooling, local amenities, and East Linton train station, this beautifully appointed three-bedroom semi-detached home offers an excellent opportunity.

A welcoming entrance hallway, finished in soft neutral tones, sets the stage for the home's elegant interiors. From here French doors lead through to a striking open-plan dining kitchen and sitting room, bathed in natural light and thoughtfully designed for modern family living. Wood-effect flooring, crisp white walls, skylights, and a charming log-burning stove create a warm and contemporary feel, while expansive bi-fold doors extend the living space seamlessly into the landscaped south-west-facing rear garden. The stylish kitchen is a standout feature, fitted with rich navy cabinetry, gold-effect hardware, polished white worktops, and high-end integrated appliances, including a range cooker and a Belfast sink. A sleek peninsula counter provides additional workspace and informal dining, making it both practical and sociable.

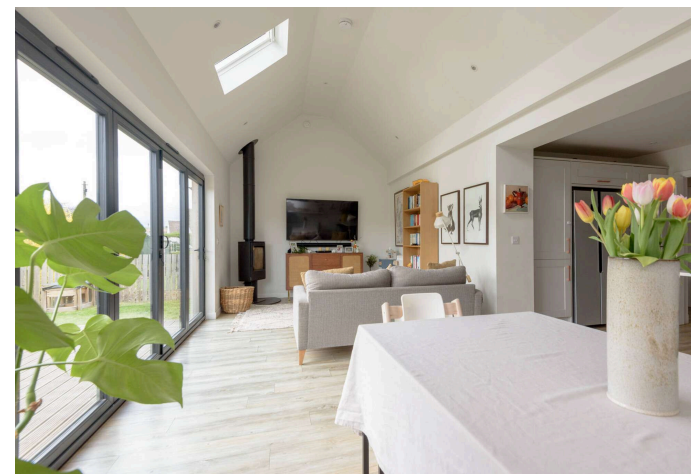
The home offers three generously proportioned and tastefully styled double bedrooms, each offering versatility to suit your needs. Along with a well-appointed shower room, they are served by a beautifully designed family bathroom complete with a hidden cistern WC, bath with wall-mounted shower, and a washbasin built into vanity.

Externally, the rear garden offers a private outdoor retreat, with raised decking, a neat lawn, and space to relax or host guests. The private driveway allows space for two cars.

Additional information: Planning permission and architect plans have been approved for a loft conversion to create a further bedroom/bathroom/storey, which might add further appeal to buyers.

FIXTURES & FITTINGS

All fitted floor coverings, light fixtures, curtain rails/fitted blinds, Smeg double oven, fridge-freezer, washing machine and dishwasher will be included in the sale.





PROPERTY FEATURES

- ❑ Three-bedroom semi-detached home
- ❑ Open-plan dining kitchen sitting room
- ❑ Bright and modern kitchen
- ❑ Modern family bathroom
- ❑ Well-appointed shower room
- ❑ Landscaped south-west-facing rear garden
- ❑ Double glazing
- ❑ Gas central heating
- ❑ Two car parking spaces
- ❑ EPC - C
- ❑ Council tax band - C
- ❑ Great transport links including the new train station

EAST LINTON

Recognised by The Sunday Times as one of the best places to live in Scotland, East Linton is a picturesque 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.

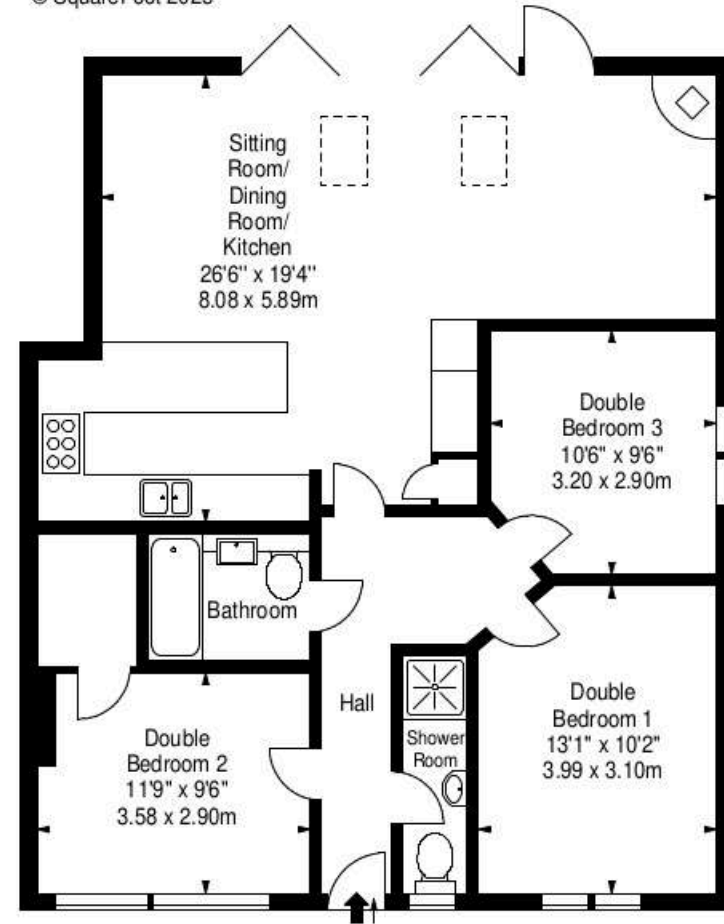
East Linton train station connects the village to the East Coast Main Line, providing convenient access to Edinburgh and London. Edinburgh's City Centre is approximately a 40-minute drive via the A1.



**Drylaw Gardens,
East Linton,
East Lothian, EH40 3BB**



Approx. Gross Internal Area
997 Sq Ft - 92.62 Sq M
For identification only. Not to scale.
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Ground 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 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
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.

PARIS STEELE

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