



# 23 Drylaw Terrace

EAST LINTON, EH40 3BA

Property  
**PARIS STEELE**

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## PROPERTY DESCRIPTION

Peacefully nestled in the sought-after village of East Linton, within easy walking distance of local amenities and the train station, this charming two-bedroom semi-detached home offers an inviting lifestyle ideal for a variety of buyers.

A spacious, low-maintenance, south-west-facing gated garden leads to the front door, opening into a welcoming hallway. To the left, the bright and comfortable sitting room enjoys abundant natural light. It features plush carpeting, a neutral décor, and a gas-flame fireplace (currently capped off) with an oak-effect surround, creating a cosy focal point. Adjoining the sitting room is a compact kitchen with direct access to the rear garden. The kitchen is fitted with wall and floor units, sleek white worktops, and a tiled splashback, along with integrated appliances including a hob and extractor hood.

Across the hallway are two generously sized double bedrooms, each tastefully decorated and featuring original fireplaces. One overlooks the front garden, while the other enjoys views to the rear. Completing the interior is a modern shower room with a WC and washbasin.

Externally, the front garden extends to the rear, offering an idyllic countryside outlook. With its neat lawn, paved areas, and decorative stones, the garden provides a perfect setting for outdoor relaxation or dining. Two garden sheds offer excellent additional storage.

## FIXTURES & FITTINGS

All fitted floor coverings, light fixtures, curtains, integrated hob, extractor fan, and two garden sheds will be included in the sale.





## PROPERTY FEATURES

- ❑ Two-bedroom, semi-detached bungalow
- ❑ South-west-facing sitting room
- ❑ Kitchen with rear garden access
- ❑ Two double bedrooms
- ❑ Modern shower room
- ❑ Gas central heating
- ❑ Double glazing
- ❑ Front and rear gardens
- ❑ Driveway
- ❑ EPC - D
- ❑ Council tax band - C
- ❑ Tenure - Freehold

## 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.



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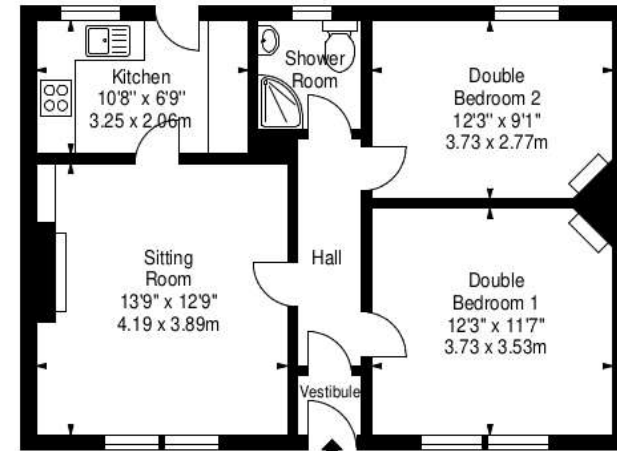
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**PARIS STEELE** Property

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East Linton,  
East Lothian, EH40 3BA**



Approx. Gross Internal Area  
614 Sq Ft - 57.04 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](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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