



Redfriars, Preston Road

EAST LINTON, EH40 3DS

Property
PARIS STEELE

01620 497497 | parissteele.com



PROPERTY DESCRIPTION

Located in the highly desirable village of East Linton, on the banks of the River Tyne, this exceptional four-bedroom, three-bathroom detached home spanning over 2300 sq.ft, is set within generous gardens and boasts bright, airy interiors complemented by high-quality finishes and an impressive interior design.

Enjoying a welcoming approach via a gated driveway, the front door opens into a light and airy interior adorned with original wooden flooring. Passing a guest WC, you arrive at a wonderfully spacious sitting room. Accented by exposed ceiling beams, a fresh, neutral colour palette, and a charming log-burning stove, the room offers a warm and comfortable ambience. Its appeal is further enhanced by seamless access to the south-

west-facing rear garden and alfresco dining area, creating an ideal setting for everyday relaxation and entertaining.

Sliding doors connect the sitting room to an adjoining family room or study with a tranquil garden aspect. A carpeted hallway with built-in storage then guides you to a generously proportioned dining kitchen opening to a south-east-facing terrace, an excellent space for family life. Rustic and full of character, it features a colourful tiled splashback, a soft décor, and handsome wooden flooring. Appliances include a stainless steel range cooker and there is ample room for freestanding goods. An adjacent utility/larder provides additional storage and leads to the garden.





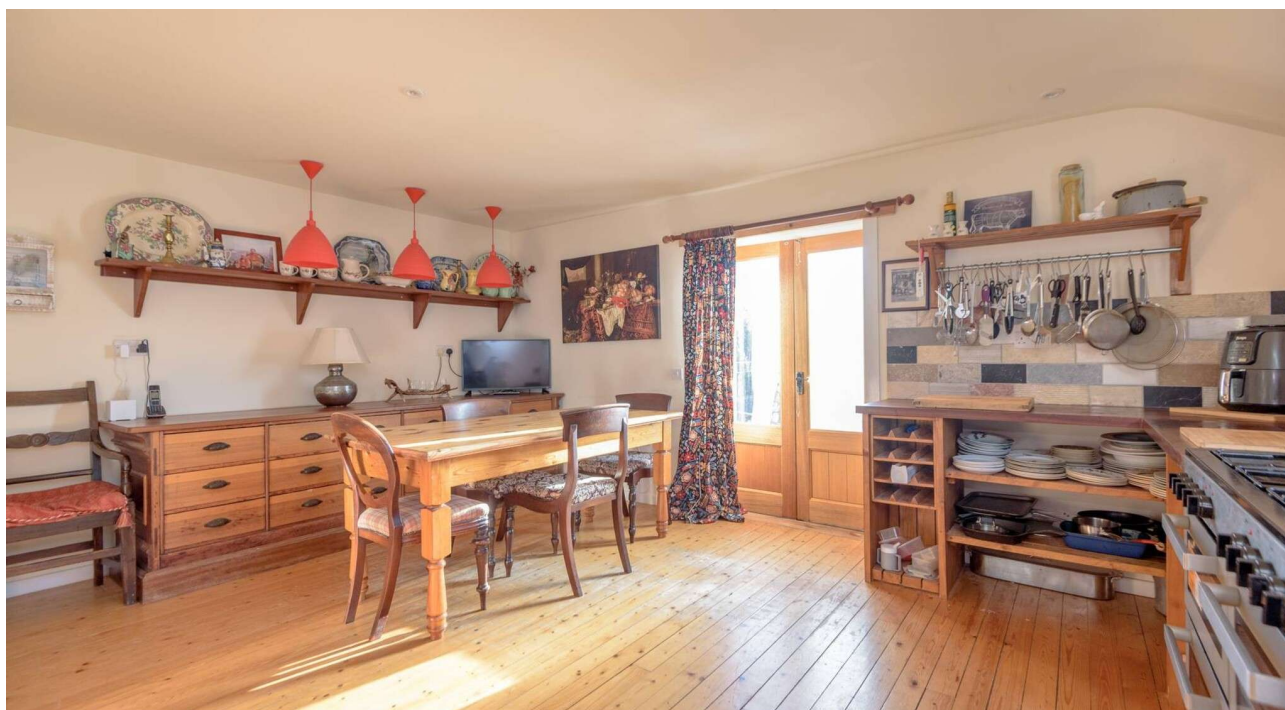
From here, a light-filled, dual-aspect carpeted principal double bedroom provides a bright and spacious retreat. Three further double bedrooms continue the tasteful design, two of which showcase stylish en-suite facilities, a family bathroom and a shower room respectively. Completing the internal layout is a luxurious shower room featuring a WC and marble-topped Jack-and-Jill washbasins.

Externally, the wraparound garden is a standout feature. Featuring a large south-west-facing mature lawn dotted with established trees and enclosed by an original stone wall, it provides an idyllic setting for children, pets, and family gatherings. A generous patio overlooking the lawn offers the perfect space for dining, relaxing, and entertaining.

To the side of the home, overlooking the River Tyne is a south-west-facing lawn with vegetable beds, borders, and additional trees creating a tranquil sense of privacy. There is a greenhouse and two garden sheds. Parking is provided for by the private gated driveway and a double garage.

FIXTURES & FITTINGS

All fitted floor coverings, light fixtures and curtains will be included in the sale. In the kitchen, the range cooker, fridge-freezer, dishwasher and washing machine will be included. Some furniture may be available by separate negotiation. In the garden, the greenhouse and shed will remain in situ. The ride-on lawnmower can also be negotiated if required.





PROPERTY FEATURES

- ❑ Four-bedroom detached home
- ❑ South-west-facing sitting room
- ❑ Family room/study
- ❑ Dining kitchen opening to a south-east facing terrace
- ❑ Utility/Larder
- ❑ Four double bedrooms, two with en-suites
- ❑ Modern shower room and guest WC
- ❑ Wraparound gardens
- ❑ Gated driveway and double garage
- ❑ Gas central heating
- ❑ Double glazing
- ❑ EPC - D
- ❑ Council tax band - G
- ❑ 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.

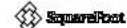
There is a local primary school, and the property is within the catchment area for Dunbar Grammar School. Private schooling is available at Compass in Haddington, Belhaven Hill in Dunbar, and Loretto in Musselburgh with further choices available in Edinburgh.

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.

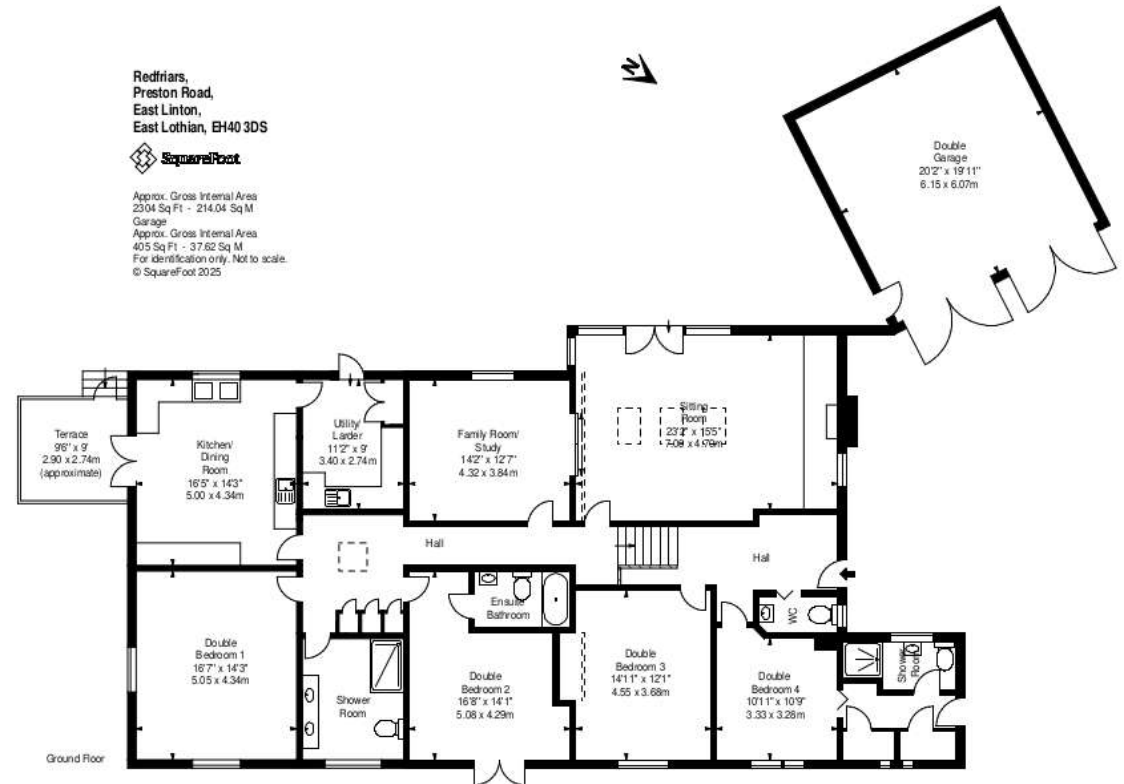




Redfriars,
Preston Road,
East Linton,
East Lothian, EH40 3DS



Approx. Gross Internal Area
2304 Sq Ft - 214.04 Sq M
Garage
Approx. Gross Internal Area
405 Sq Ft - 37.62 Sq M
For identification only. Not to scale.
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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.
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