



5 Muirfield Court

Mill Wynd, East Linton, EH40 3AE



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107sqm

EPC

D

AS Anderson
Strathern

5 Muirfield Court

Mill Wynd, East Linton, EH40 3AE

Located in the heart of East Linton, 5 Muirfield Court is a well-proportioned 107 sqm three-bedroom mid-terraced home offering flexible accommodation across three floors.

The ground level comprises a welcoming entrance hall with WC off, leading to the spacious sitting room, which is flooded with natural light thanks to its dual exposure. The kitchen is at the rear of the home and is adjoined by a bright conservatory with patio doors out to the rear garden.

On the first floor are two double bedrooms and a modern shower room, and the final double bedroom is located on the second floor. Each of the bedrooms is equipped with built-in storage, and there are two further cupboards located on the ground and second floors.

Externally, the home enjoys front, side, and rear gardens with areas of composite decking and a dedicated parking space.

The property further benefits from electric heating, double glazing throughout, and underfloor heating in both the kitchen and shower room.

This lovely home presents a flexible and well-designed living space in a quiet residential setting, with practical features suited to a range of buyers.

Property features

- Front, side, and rear gardens
- Conservatory
- Allocated parking space
- Double glazing
- Underfloor heating
- Feature fireplace
- Modern shower room and WC
- Fantastic storage





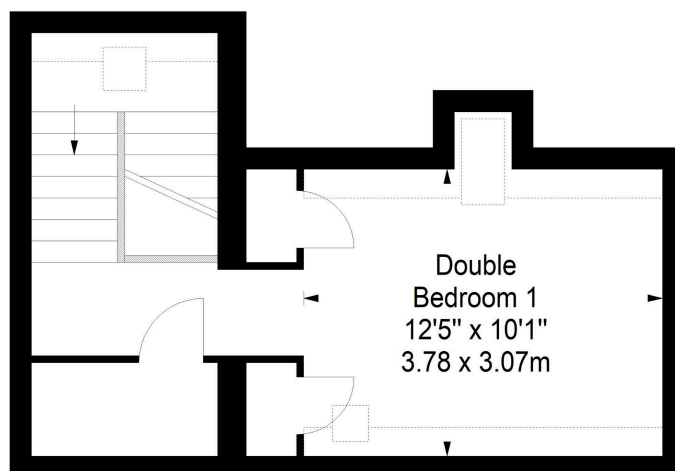
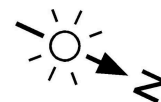
Location

East Linton is a charming village located in the heart of East Lothian, offering an excellent quality of life in a peaceful and picturesque setting. The village features a good selection of local shops, a post office, welcoming pubs, and popular restaurants. For larger supermarket facilities, residents can travel to Haddington, around ten minutes away by car, or to Dunbar, approximately fifteen minutes away. Families benefit from a local primary school in East Linton, while secondary education is available in North Berwick and Dunbar. The private Belhaven Hill School is also located in Dunbar. Leisure amenities such as swimming pools, gyms, and sports centres are available in Haddington and North Berwick, and golf courses can be found in all three towns. Outdoor enthusiasts will enjoy the walking routes along the East Lothian coastline and in the nearby John Muir Country Park. The village offers convenient access to Edinburgh City Centre, the City Bypass, the Central Scotland motorway network, and Edinburgh International Airport. Public transport is well served with a reliable bus service and train stations in Dunbar, North Berwick, and East Linton itself, which now provides direct rail links to Edinburgh and other destinations.

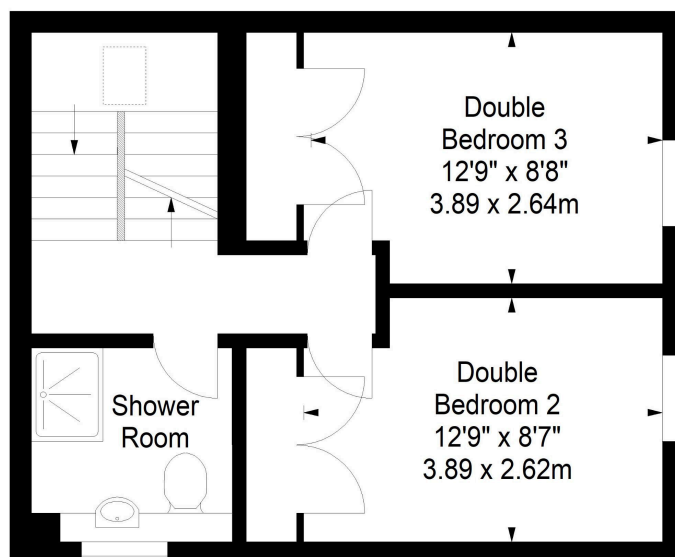
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Mill Wynd,
East Linton,
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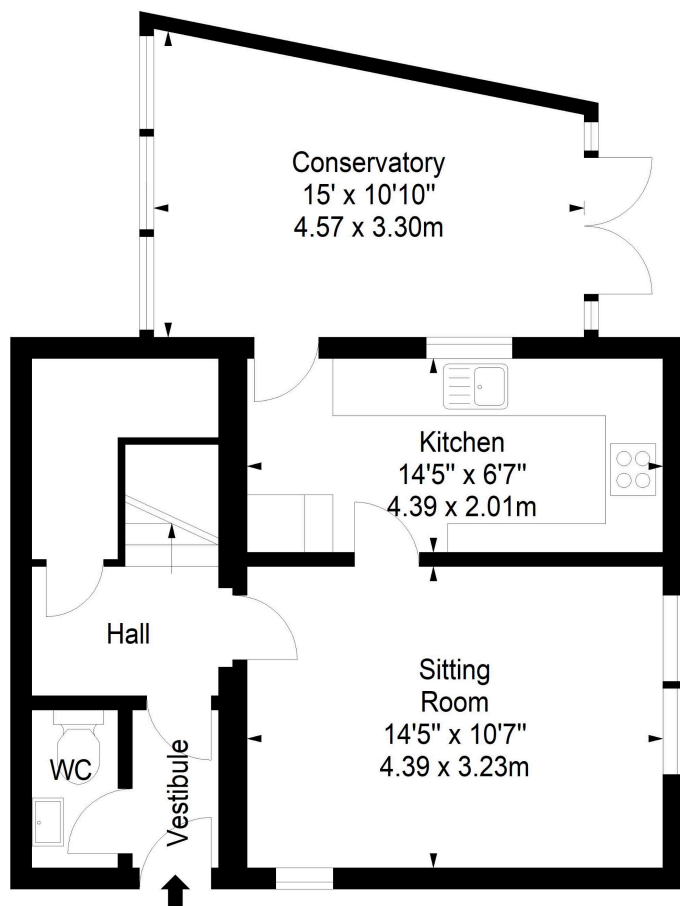
Approx. Gross Internal Area
1186 Sq Ft - 110.18 Sq M
For identification only. Not to scale.
© SquareFoot 2025



Second Floor



First Floor



Ground Floor

Extras

The items included in the sale of the property are the carpets, fitted floor coverings, integrated and free standing appliances, light fittings and fixtures. The seller will not warrant the working order of any appliances, systems or services.

Council Tax band D

Any offers should be submitted to residential@andersonstrathern.co.uk

Notes

Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for receipt of offers. Offers should be faxed to 0131 270 7778 in the first instance. The seller shall not be bound to accept the highest or any offer. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combines Standard Clauses will be considered. Offers received not using these clauses will be responded to by their deletion of the non-standard Clause and replaced with the Combines Standard Clauses.



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