



RALPH SAYER
SOLICITORS & ESTATE AGENTS

2B Bridge Street

East Linton, East Lothian, EH40 3AQ

2B Bridge Street

This three-bedroom end-terrace house is part of a small development in the village of East Linton, which offers close proximity to East Lothian's picturesque countryside and coastline. The home is in excellent decorative order too, providing buyers with a blank canvas throughout, in addition to a modern kitchen and bathroom. It will appeal to anyone seeking a quieter pace of life, near amenities, schools, and transport links. It is also within easy commuting distance of the capital - especially with the new train station in East Linton (due March 2024) which is on the Edinburgh to London main line.

Extras: all fitted floor coverings, window blinds, light fittings, and an integrated ceramic hob and oven to be included in the sale.



Property Summary

- Well-presented end-terrace house
- Picturesque setting in East Linton
- Neutral interiors throughout
- Entrance hall with storage and a WC
- Dual-aspect living and dining room
- Modern fitted kitchen
- Three bright bedrooms
- 3pc bathroom with a double-ended bath
- Well-kept communal garden
- Allocated parking space
- Gas central heating and double glazing
- EPC Rating - C | Council Tax Band - D





Three-bedroom end-terrace house in close proximity to East Lothian's picturesque countryside and coastline



Let us help you find your next
dream property!



RALPH SAYER
SOLICITORS & ESTATE AGENTS

property@ralphsayer.com
0131 225 5567
www.ralphsayer.com

Birch House
10 Bankhead Crosssway South
Edinburgh, EH11 4EP

espc CHARTERED FIRM

DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. 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 the 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. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.

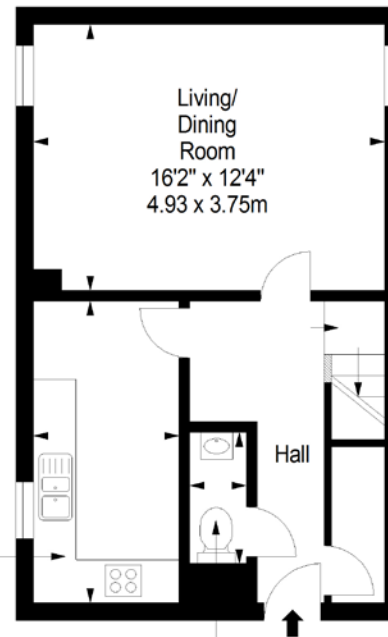
Shed
Approx. 2.3 sq. metres (24.8 sq. feet)

Shed
6'3" x 3'11"
1.90 x 1.20m



Kitchen
13'9" x 6'9"
4.20 x 2.05m

Ground Floor
Approx. 40.3 sq. metres (433.8 sq. feet)



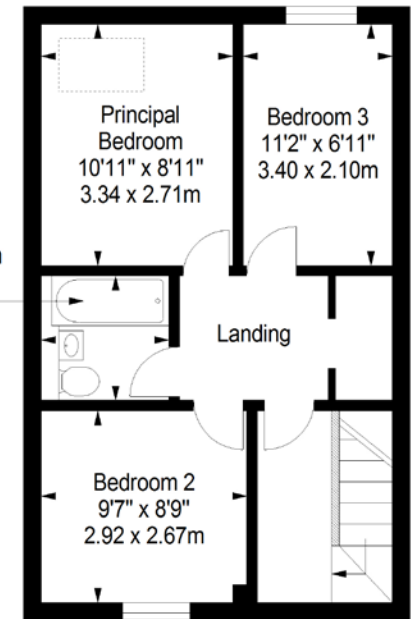
Living/
Dining
Room
16'2" x 12'4"
4.93 x 3.75m

Hall

WC
6'2" x 2'8"
1.87 x 0.81m

Total area: approx. 82.9 sq. metres (892.4 sq. feet)

First Floor
Approx. 40.3 sq. metres (433.8 sq. feet)



Principal
Bedroom
10'11" x 8'11"
3.34 x 2.71m

Bedroom 3
11'2" x 6'11"
3.40 x 2.10m

Landing

Bedroom 2
9'7" x 8'9"
2.92 x 2.67m

Bathroom
5'10" x 5'9"
1.78 x 1.74m