



4 Noble Gardens
EAST LINTON | EH40 3BY


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Well-presented three-bedroom mid-terraced home set within a popular modern development in East Linton to the East of Edinburgh.

The property will make an ideal home for a couple or small family and comprises of an entrance hallway, a downstairs WC, a bright and spacious kitchen-living room with patio doors leading to the rear garden, the fully fitted attractive kitchen currently comprises the washing machine, gas hob, oven and fan and fridge/freezer.

Upstairs you will find a hallway leading to three well-proportioned bedrooms, two with built in storage and the master with picturesque views. Completing the accommodation is the stylish bathroom with shower over the bath. The property also benefits from an allocated parking space, floored attic, gas central heating, double glazing and externally there is a rear garden made up of a patio, lawn and a shed. Early viewing is highly recommended to avoid missing out.

- Three Bedroom Mid-terraced Home
- Spacious Kitchen-living room
- Fitted kitchen and access to the rear garden
- Bathroom with shower over the bath
- Three bedrooms, two with built in storage
- Ample storage including floored Attic
- Gas central heating and double glazing
- Private rear garden with patio and lawn
- Private allocated parking space

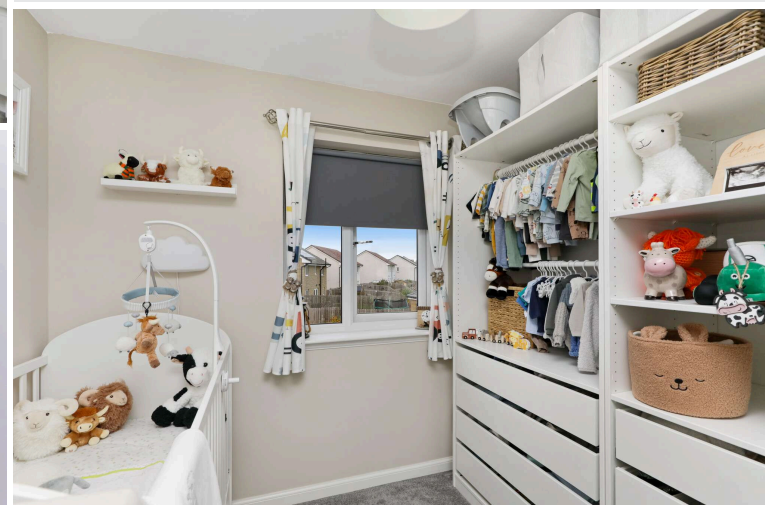
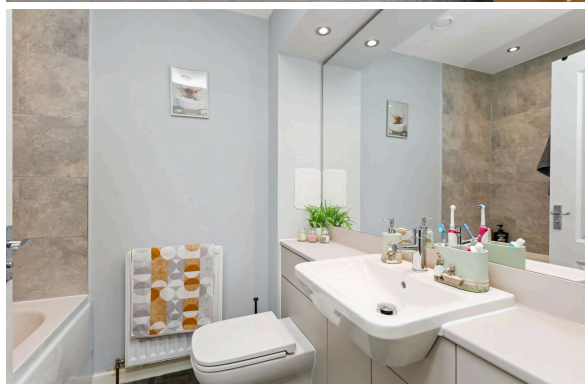
All blinds, curtains for patio doors, oven, hob, fridge freezer and washing machine included in sale. EPC Rating B.

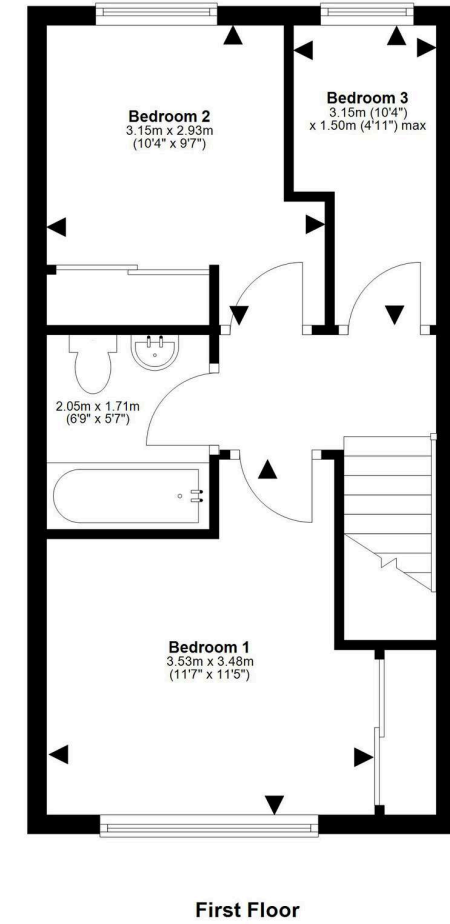
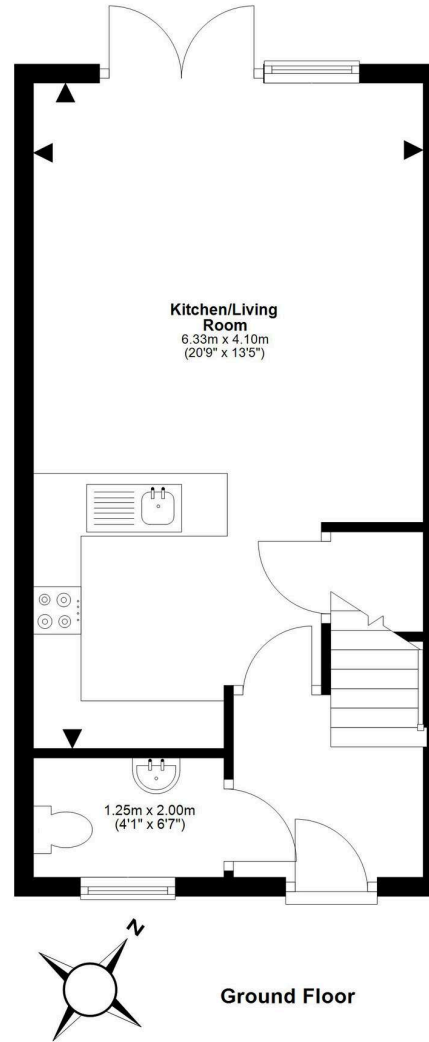
Factoring charges covered by Spiers Gumley approx £70.69 per quarter and covers communal grass maintenance.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



East Linton is a quaint, picturesque village nestled on the edge of the River Tyne and offers an ideal village lifestyle, yet is within an easy commute to Edinburgh. The conservation village itself has a very lively sense of community and benefits from good selection of local shops, a Post Office, restaurant and two country pubs. Further shopping is available in nearby North Berwick, Dunbar or Haddington. For those who enjoy outdoor pursuits, East Lothian's breathtaking coastline, with its outstanding beaches is within easy reach, including the nearby remote Tynninghame beach and Belhaven Bay for those surfing enthusiasts. Further recreational facilities on offer include a sports centre with swimming pool in nearby Dunbar, John Muir Country Park and an abundance of golf courses. There is a local primary school within the village and secondary schooling available in Dunbar. There is easy access to Edinburgh City Centre and the City Bypass, and the new train station connects to both Edinburgh and south to Newcastle and London. Further transport links are available at nearby Dunbar and North Berwick.





This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.