

COULTERS<sup>©</sup>

# 3 DISTILLERY WYND

EAST LINTON, EAST LoTHIAN, EH40 3EH

 3 BED  2 BATH  1 PUBLIC





## TAKE A LOOK INSIDE

A beautifully presented three bedroom semi detached cottage, quietly situated in the heart of highly desirable East Linton, within easy reach of all local amenities.

The property is presented in immaculate condition throughout with neutral decoration and newly installed kitchen.



## KEY FEATURES



Semi detached cottage



Three double bedrooms



Enclosed car port



Nearby on street parking



Within a short walk of local train station and school



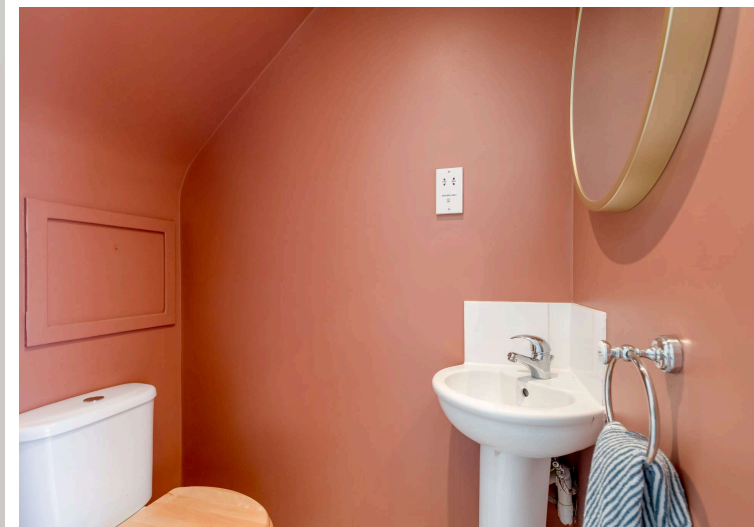
Close to all local amenities



EPC Rating - C



Council Tax Band - D



The property comprises of a welcoming entrance hall with WC, bright and well proportioned sitting room; dining kitchen with an excellent selection of fitted units, eye level oven and microwave and integrated wine fridge.

On the first floor there is a principal bedroom with en suite shower room; two further double bedrooms, and a family bathroom with shower over the bath.

The property has nearby on street parking and benefits from an enclosed carport which provides a flexible work space and has a utility area, there is potential to convert this to further accommodation subject to gaining the necessary consents.







## THE LOCAL AREA

The village of East Linton offers a tranquil semi-rural location with a variety of amenities close to hand. The village itself has a post office, butcher, two pubs, Bostock Bakery, medical centre, pharmacy, library, bookshop, gift shop and Co-op. The nearby Mart hosts a Farmshop, cafe, The Yoga Den and Hometown Coffee Roasters. Further shopping is available in nearby towns including North Berwick, Haddington and Dunbar.

Located between spectacular coastlines and beautiful countryside, there are fantastic opportunities for peaceful walks, cycling, surfing and of course golf with an abundance of renowned courses close by.

The highly renowned East Linton Primary School is located within the heart of the village just a short walk from the property.

There are regular bus services to Edinburgh, North Berwick and Dunbar, and East Linton Train Station provides excellent services to the Capital and beyond. It's close proximity to the A1 allows for easy access to Edinburgh, the City Bypass, as well as the Central Scotland motorway network.



## EXTRAS

All light fittings, fitted flooring, fitted window coverings and integrated appliances are included in the sale price.

**HOME REPORT VALUATION: £265,000**





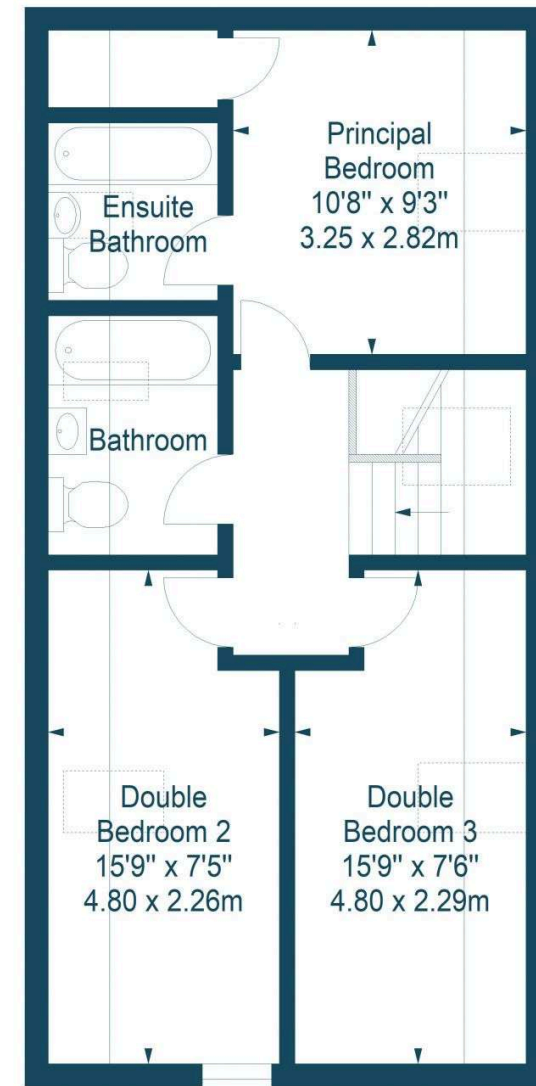
**Distillery Wynd,  
East Linton,  
East Lothian, EH40 3EH**



Approx. Gross Internal Area  
921 Sq Ft - 85.56 Sq M  
Enclosed Car Port/ Utility  
Approx. Gross Internal Area  
136 Sq Ft - 12.63 Sq M  
For identification only. Not to scale  
© SquareFoot 2023



Ground Floor



First Floor

## GET IN TOUCH



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## LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.