

COULTERS<sup>©</sup>

# 10 THE DEAN

EAST LINTON, EAST LoTHIAN, EH40 3ED

 3 BED  2 BATH  2 PUBLIC





## TAKE A LOOK INSIDE

A spacious three bedroom detached house with an appealing and flexible layout, located in a small quiet residential estate within the heart of the sought after village of East Linton. Local amenities, including shops, restaurants, primary school and train station are within easy walking distance.

The property is located on a large mature corner plot benefitting from excellent privacy with a front garden boasting well stocked borders, driveway and access to a car port. The rear garden has various areas to enjoy the peaceful location and benefits from a generous lawn, planted beds and a patio area.

## KEY FEATURES



Architect designed home with appealing layout



Three bedrooms and two bathrooms



Generous corner plot with excellent privacy



Driveway parking and carport



Peaceful established cul de sac location



Close to amenities, train station and transport links



EPC Rating - E



Council Tax Band - G





The property comprises welcoming hallway with large windows flooding the space with light, currently used as a charming sitting area; kitchen/dining room with a double aspect and ample room for a large table; useful utility room; large sitting room with a high vaulted ceiling creating impact and a feeling of space, with an open fire and doors to the garden; double bedroom 3 and shower room.

On the first floor there are two further bedrooms and a bathroom.

Double glazed throughout with gas central heating.







## 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 and integrated appliances are included in the sale price.

There is a Dean Residents Association which manages the grass cutting and maintenance of the private road with an approximate annual fee of £100 per property.

**HOME REPORT VALUATION: £515,000**









The Dean,  
East Linton,  
East Lothian, EH40 3ED



Approx. Gross Internal Area  
1566 Sq Ft - 145.48 Sq M  
Carport  
Approx. Gross Internal Area  
233 Sq Ft - 21.65 Sq M  
For identification only. Not to scale.  
© SquareFoot 2025



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.