

COULTERS[©]

9 SCHOOL ROAD

EAST LINTON, EAST LoTHIAN, EH40 3AJ

 3 BED  1 BATH  1 PUBLIC



TAKE A LOOK INSIDE

Peacefully located in the heart of the popular village of East Linton, 9 School Road is a beautifully presented three bedroom double upper flat ideally situated within easy walking distance of a good range of local amenities and is also within easy commuting distance of Edinburgh City centre.

Accessed off the main street, there is a private staircase which leads to the front door and an external under stairs cupboard.

The property further benefits from a delightful private garden to the rear with a garden shed and ample on street parking.

KEY FEATURES



Charming, beautifully presented upper flat



Three bedrooms and stylish bathroom



Delightful private rear garden



Ample on-street parking



Peacefully located close to local amenities



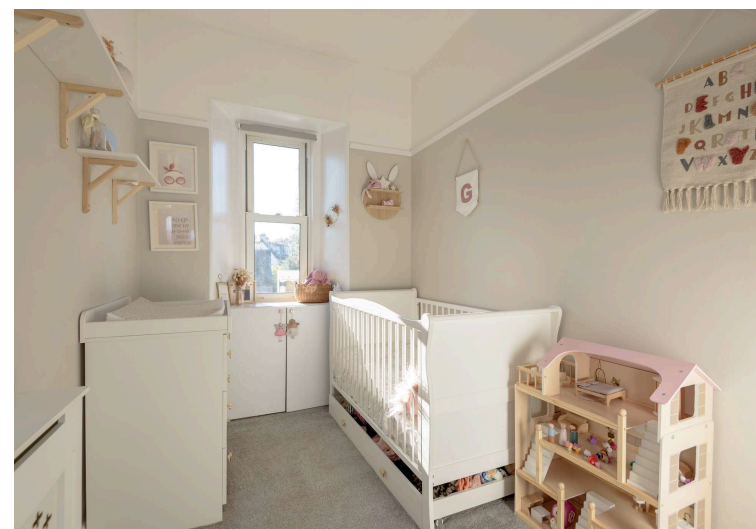
Bright, well proportioned accommodation



EPC Rating - D



Council Tax Band - B



The charming well proportioned accommodation, arranged over two floors, comprises on the first floor; an entrance vestibule opening to the sitting room/dining room; stylish kitchen fitted with a range of units and integrated appliances; and two bedrooms overlooking the front of the property.

A carpeted staircase leads to the upper floor which comprises; a double bedroom; contemporary bathroom and separate WC. The heating and hot water are provided by a gas central heating system and there is double glazing throughout.

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 carpets, fitted floor coverings, blinds and light fittings (with the exception of the sitting room) are included in the sale price together with the gas hob, oven, microwave, dishwasher and the fridge. The washing machine is excluded from the sale and the additional fridge/freezer is available by separate negotiation.

HOME REPORT VALUATION: £260,000



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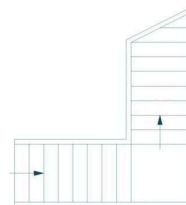


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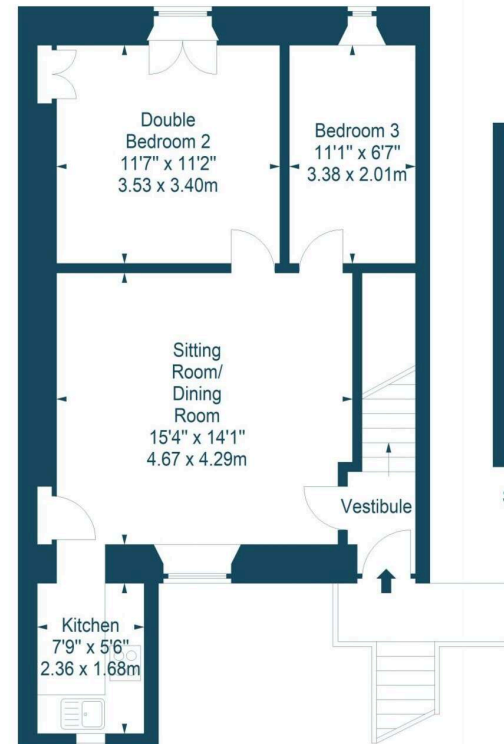
School Road,
East Linton,
East Lothian, EH40 3AJ



Approx. Gross Internal Area
851 Sq Ft - 79.06 Sq M
For identification only. Not to scale.
© SquareFoot 2025



Ground Floor



First Floor



Second Floor

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.