

COULTERS[©]

2 MUIRFIELD COURT, MILL WYND

EAST LINTON, EAST LoTHIAN, EH40 3AE

 3 BED  1 BATH  2 PUBLIC



TAKE A LOOK INSIDE

Situated in the heart of the highly sought-after village of East Linton, 2 Muirfield Court is a charming and well-proportioned three-bedroom modern home, forming part of a small, established development.

Ideally placed within walking distance of a wide range of local amenities and picturesque riverside walks, the property also enjoys excellent access to the stunning East Lothian coastline and Edinburgh City Centre.



KEY FEATURES



Charming, modern terraced house



Three double bedrooms, all with built in wardrobes



Delightful private courtyard



Private off street parking



Ideally located close to local amenities and transport links



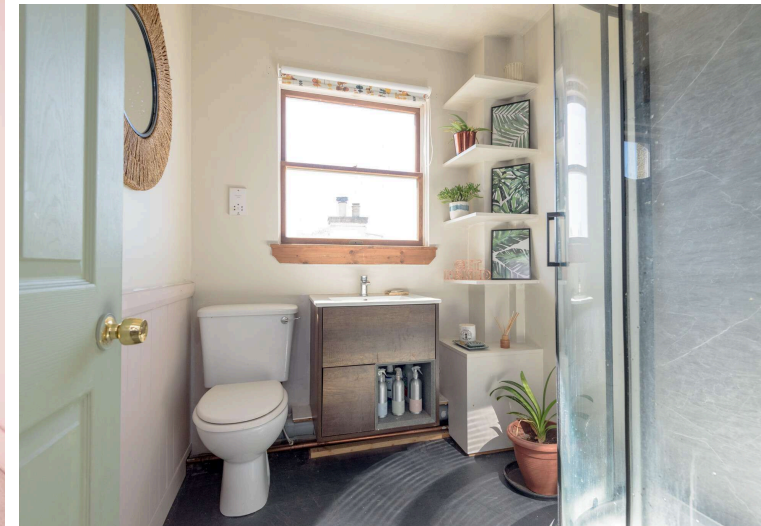
Bright, well proportioned accommodation



EPC Rating - D



Council Tax Band - D



The bright and well-presented accommodation is arranged over three floors and offers a flexible, thoughtfully designed layout. The ground floor comprises a welcoming entrance hall with useful under-stair storage and a cloakroom WC, leading through to a spacious sitting room which flows seamlessly into the kitchen/dining room, fitted with a good range of units and providing direct access to the rear.

Upstairs, there are three generous double bedrooms, all benefiting from built-in wardrobes, along with a stylish and contemporary shower room. Externally, the property is enhanced by a delightful private courtyard garden to the rear and the convenience of private off-street parking.



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 fitted floor coverings, carpets, curtains, blinds, light fittings, electric hob, oven, microwave, fridge/freezer and the washing machine are included in the sale price. Some of the furniture is available by separate negotiation.

HOME REPORT VALUATION: £255,000



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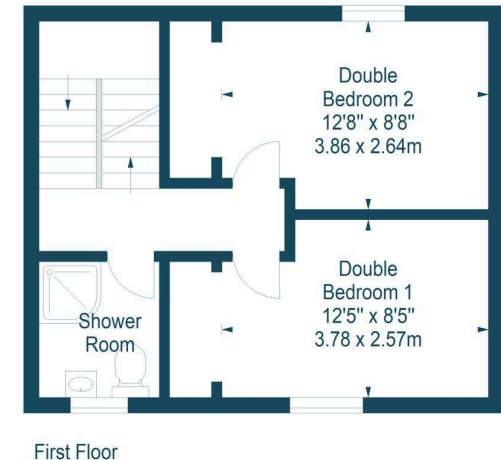
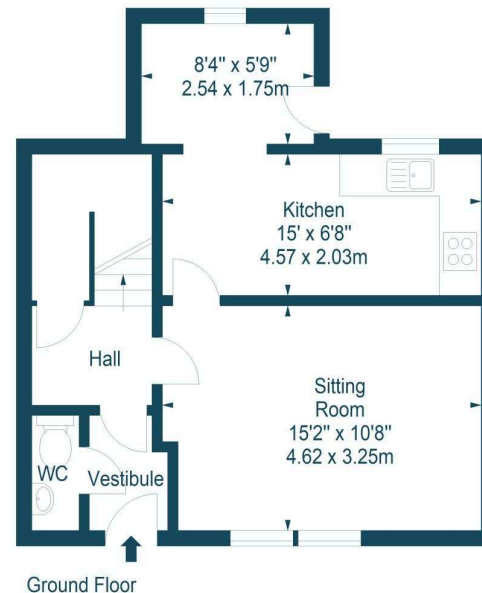


enquiries@coultersproperty.co.uk

**Muirfield Court,
Mill Wynd,
East Linton,
East Lothian, EH40 3AE**



Approx. Gross Internal Area
1078 Sq Ft - 100.15 Sq M
For identification only. Not to scale.
© SquareFoot 2026



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.