



12 Drylaw Terrace

East Linton, EH40 3BA



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98sqm

EPC

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AS Anderson
Strathern

12 Drylaw Terrace

East Linton, EH40 3BA

Peacefully nestled within the sought-after village of East Linton, this charming semi-detached cottage offers bright, well-proportioned accommodation arranged conveniently on one level. The property provides comfortable and flexible living space that will appeal to a wide range of purchasers.

The accommodation is entered via a welcoming central hallway. To the front, the bright south-west-facing living room enjoys generous proportions and a pleasant outlook, with a fireplace providing an attractive focal point. The separate dining room provides an excellent setting for entertaining and family gatherings, while also offering flexibility for alternative use. The dining room leads through to the kitchen, which in turn provides access to the conservatory, a lovely additional reception space overlooking the garden and benefiting from excellent natural light.

The property further benefits from two particularly spacious double bedrooms, both of which feature fitted storage and offer ample room for freestanding furniture. A well-appointed shower room serves the accommodation, while several storage cupboards throughout the home provide excellent practicality and convenience for everyday living.

Externally, the property enjoys private gardens to the front, side, and rear, offering excellent outdoor space to relax, entertain, or indulge in gardening. The generous plot provides a pleasant degree of privacy and incorporates off-street parking together with a detached single garage.

Property features

- Charming semi-detached cottage
- Bright living room with gas fire
- Spacious dining kitchen
- Modern conservatory
- Double glazing
- Gas central heating
- Private front, rear & side gardens
- Detached single garage



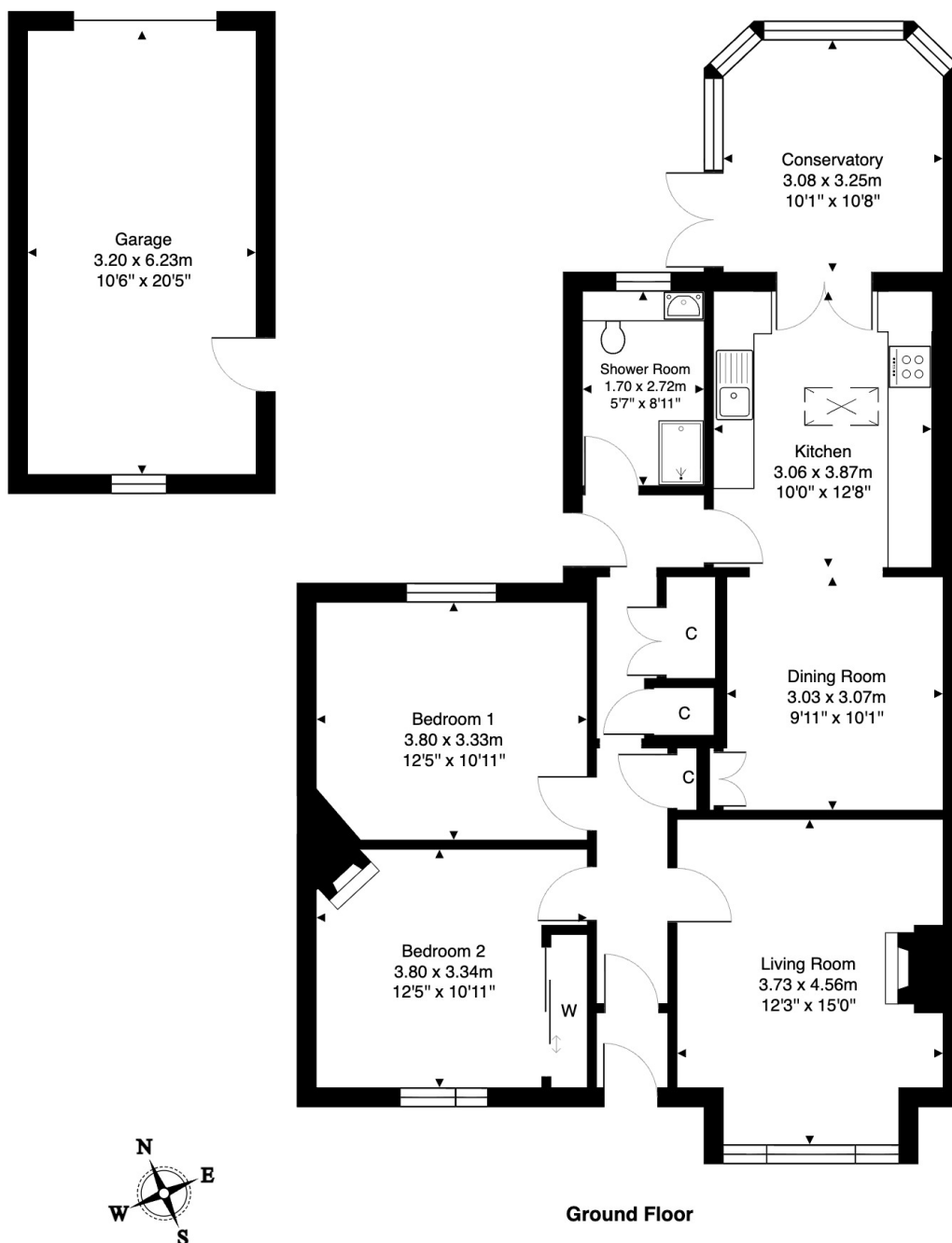




Location

East Linton is an attractive village situated in the heart of the county and offering a superb lifestyle. There is an excellent selection of local shops and a post office with restaurants and pubs. Supermarket facilities are available in Haddington which is approximately a ten minute drive from the house and in Dunbar, approximately fifteen minutes away. There is a local primary school and excellent secondary schooling is available in North Berwick and Dunbar with the private Belhaven Hill School being situated in Dunbar. There is a swimming pool, gym and leisure facilities in North Berwick and Haddington. Golf courses are available at Haddington, Dunbar and North Berwick. There are excellent opportunities for walking in the John Muir Country Park and on the East Lothian coastline. There is easy access to Edinburgh City Centre, the City Bypass as well as the Central Scotland motorway network and Edinburgh International Airport. There is an excellent bus service and train links are available at Dunbar and North Berwick.





Extras

The items included in the sale of the property are the carpets, fitted floor coverings, integrated and free standing appliances, light fittings and fixtures. The seller will not warrant the working order of any appliances, systems or services.

Council Tax band C

Any offers should be submitted to residential@andersonstrathern.co.uk

Notes

Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for receipt of offers. Offers should be faxed to 0131 270 7778 in the first instance. The seller shall not be bound to accept the highest or any offer. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combines Standard Clauses will be considered. Offers received not using these clauses will be responded to by their deletion of the non-standard Clause and replaced with the Combines Standard Clauses.

espc

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