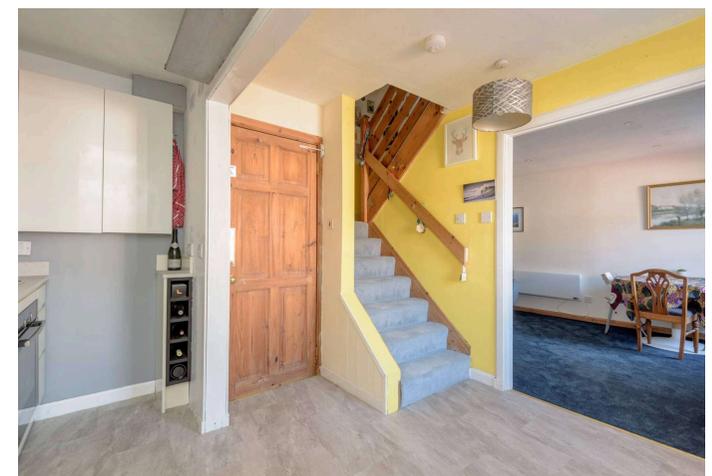




6B Mill Wynd
EAST LINTON, EH40 3AE

Property
PARIS STEELE

01620 497497 | [parissteele.com](https://www.parissteele.com)



PROPERTY DESCRIPTION

This charming two-bedroom terraced modernised cottage in the idyllic East Lothian village of East Linton offers buyers a rare opportunity to acquire a comfortable home, investment, or pied-à-terre. From the entrance hallway, you move into a bright and well-proportioned sitting / dining room. Boasting blue carpeting, and a neutral decor, it is the perfect place for relaxed and comfortable day-to-day life.

Completing the ground floor is a shower room. Ascending the stairs to the first floor, each of the two spacious double bedrooms is light and airy. The large built-in hallway cupboard provides additional storage. Externally to the front, there is a small planted area with space for a seat to enjoy the morning sun. There is on-street parking.

Opposite is a modern, compact kitchen showcasing white gloss wall and floor units alongside complementary worktops and a tiled splashback. Integrated appliances include an extractor hood, hob, and oven.

FIXTURES & FITTINGS

All fitted floor coverings, light fixtures, integrated oven, hob, extractor fan and fridge-freezer will be included in the sale.



PROPERTY FEATURES

- Two-bedroom terraced cottage
- Bright sitting / dining room
- Modern compact kitchen
- Two double bedrooms
- Shower room
- Single glazing and double glazing
- Electric heating
- On-street parking
- EPC - F
- Council tax band - C
- Tenure - Freehold

EAST LINTON

Recognised by The Sunday Times as one of the best places to live in Scotland, East Linton is a picturesque East Lothian village situated 23 miles from Edinburgh, nestled between Haddington and Dunbar. With its charming square, attractive architecture, and wide leafy streets it is bursting with character. There is an excellent selection of local shops including an award-winning butcher, The Mart Farm Shop which has a Post Office and café, the artisan Bostock Bakery and Patisserie and two family-friendly pubs. Further retail, dining, and leisure facilities are available in North Berwick, Dunbar, and Haddington.

Whitekirk Hill with its gym, swimming pool, children's soft play and cafe is a short drive, and other family-friendly activities nearby include East Links Family Park and Foxlake Adventures. Outdoor enthusiasts will love exploring scenic spots such as East Linton Riverside Path or Smeaton Lake Woods whilst historical sites include Prestonkirk, St Andrew's Church, and Preston Mill. Stunning beaches await including those at Tynninghame and Gullane and there are renowned golf courses to discover like Muirfield and North Berwick. Horse riding enthusiasts will love the facilities available at Rockrose Equestrian in Haddington.

There is a well-regarded local primary school, and the property is within the catchment area for Dunbar Grammar School. Private schooling is available at Compass in Haddington, Belhaven Hill in Dunbar, and Loretto in Musselburgh with further choices available in Edinburgh.

East Linton Train Station connects the village to the East Coast Main Line, providing convenient access to Edinburgh and London. Edinburgh's City Centre is approximately a 40-minute drive via the A1.



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



Approx. Gross Internal Area
593 Sq Ft - 55.09 Sq M
For identification only. Not to scale.
© SquareFoot 2026



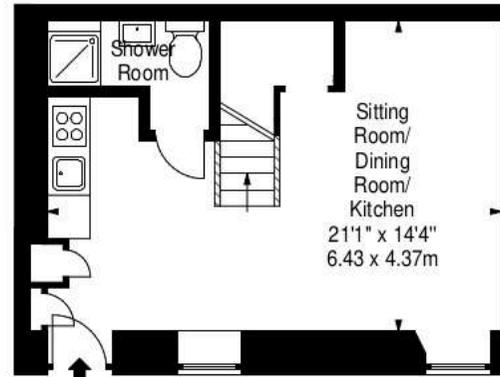
PARIS STEELE

Thinking of selling your existing property?

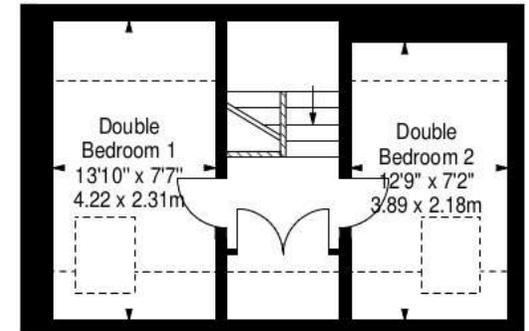
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- Competitive feeds for a bespoke personal service
- Extensive marketing on the leading property portals
- Comprehensive use of social media
- Clear and practical advice

Let's Talk
01620 497 497
property@parissteele.com



Ground Floor



First Floor



Please Note:

1. While the foregoing particulars are believed to be correct, no warranty is given as to their accuracy, and it will be for the intending purchasers to satisfy themselves on these matters prior to the conclusion of missives. All sizes are approximate.
2. The Home Report and more information for this property is available from www.parissteele.com
3. Interested parties are advised to have their interest noted with the Selling Agents so that they may be advised of any closing date. The seller will not be bound to accept the highest or any offer submitted at a closing date. Please submit offers by email to property@parissteele.com or by post to: Paris Steele, 35 Westgate, North Berwick, EH39 4AG.
4. From 1st February 2022, residential properties in Scotland are required by law to have a system of interlinked smoke alarms, carbon dioxide detectors and heat detectors installed. No warranty is given by the Seller on compliance with this legislation and the Seller does not warrant the condition of any systems or appliances of a working nature included in the price.

