

COULTERS[©]

FLAT 3, 7 MANOR HOUSE, THE SQUARE

EAST LINTON, EAST LoTHIAN, EH40 3AD

 1 BED  1 BATH  2 PUBLIC



TAKE A LOOK INSIDE

Forming part of a traditional building in the centre of the sought-after village of East Linton, Flat 3, 7 Manor House is a bright and well proportioned first floor one bedroom flat, now in need of some modernisation.

Ideally positioned overlooking the village square, the property is within easy walking distance of an excellent range of local amenities, picturesque riverside walks and enjoys convenient access to the beautiful East Lothian coastline as well as Edinburgh City Centre.

KEY FEATURES



Appealing first floor period flat



Double bedroom with built in wardrobes



Delightful, beautifully maintained shared garden



On-street parking



Ideally located close to local amenities and transport links



Well proportioned accommodation, in need of some modernisation



EPC Rating - D



Council Tax Band - C



Accessed via a secure shared entrance, the accommodation comprises a welcoming entrance hall with useful storage, a spacious sitting room with an open outlook over the village square, a generously sized kitchen/breakfast room with space for dining, a double bedroom with built-in wardrobes, and a modern shower room. Externally, there is a delightful shared garden to the rear, while unrestricted on-street parking is available to the front.

EXTRAS

All fitted floor coverings, carpets, curtains, blinds, light fittings, electric cooker and the washing machine are included in the sale price.



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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.

HOME REPORT VALUATION: £160,000



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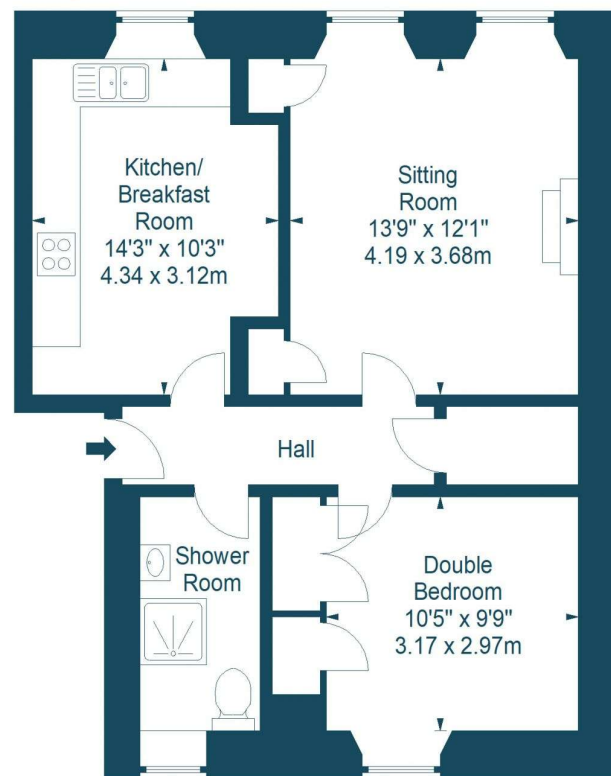


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Manor House,
The Square,
East Linton,
East Lothian, EH40 3AD



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



First 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.