

COULTERS<sup>©</sup>

# 20 ANDREW MEIKLE GROVE

EAST LINTON, EAST LOTHIAN, EH40 3EL

 5 BED  3 BATH  2 PUBLIC



## TAKE A LOOK INSIDE

Forming part of a peaceful modern development, 20 Andrew Meikle Grove is a superb five bedroom detached family home, located within the popular village of East Linton within easy walking distance of the renowned primary school and newly opened train station, an excellent range of local amenities and lovely riverside walks whilst also being within easy reach of the beautiful East Lothian coastline and Edinburgh City Centre.

The well presented property offers contemporary family living, in excellent order throughout, and further benefits from a delightful, established private garden with open countryside views, an integrated double garage, driveway parking and a newly installed

## KEY FEATURES



Well presented modern family accommodation



Five double bedrooms, two with ensuite shower rooms



Delightful, established private garden with decked terrace



Integrated double garage, EVC point and driveway parking



Peacefully located close to primary school and train station



Generously proportioned accommodation with wood burning stove and rural views



EPC Rating - B



Council Tax Band - G



Internally, the generously proportioned accommodation comprises of an entrance vestibule opening to a welcoming hall with a cloakroom WC; a spacious sitting room with a wood burning stove leading to the family room with French doors opening to the private garden; bright open plan kitchen/dining room fitted with a good range of units and integrated appliances and French doors opening to the rear; utility room giving access to the rear garden and double garage.

A carpeted staircase leads to the first floor comprising of a spacious landing with two storage cupboards; a principal bedroom with built in wardrobes and an ensuite shower room; four further double bedrooms, one with an en-suite shower room; and a family bathroom.





## 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 and Edinburgh International Airport.

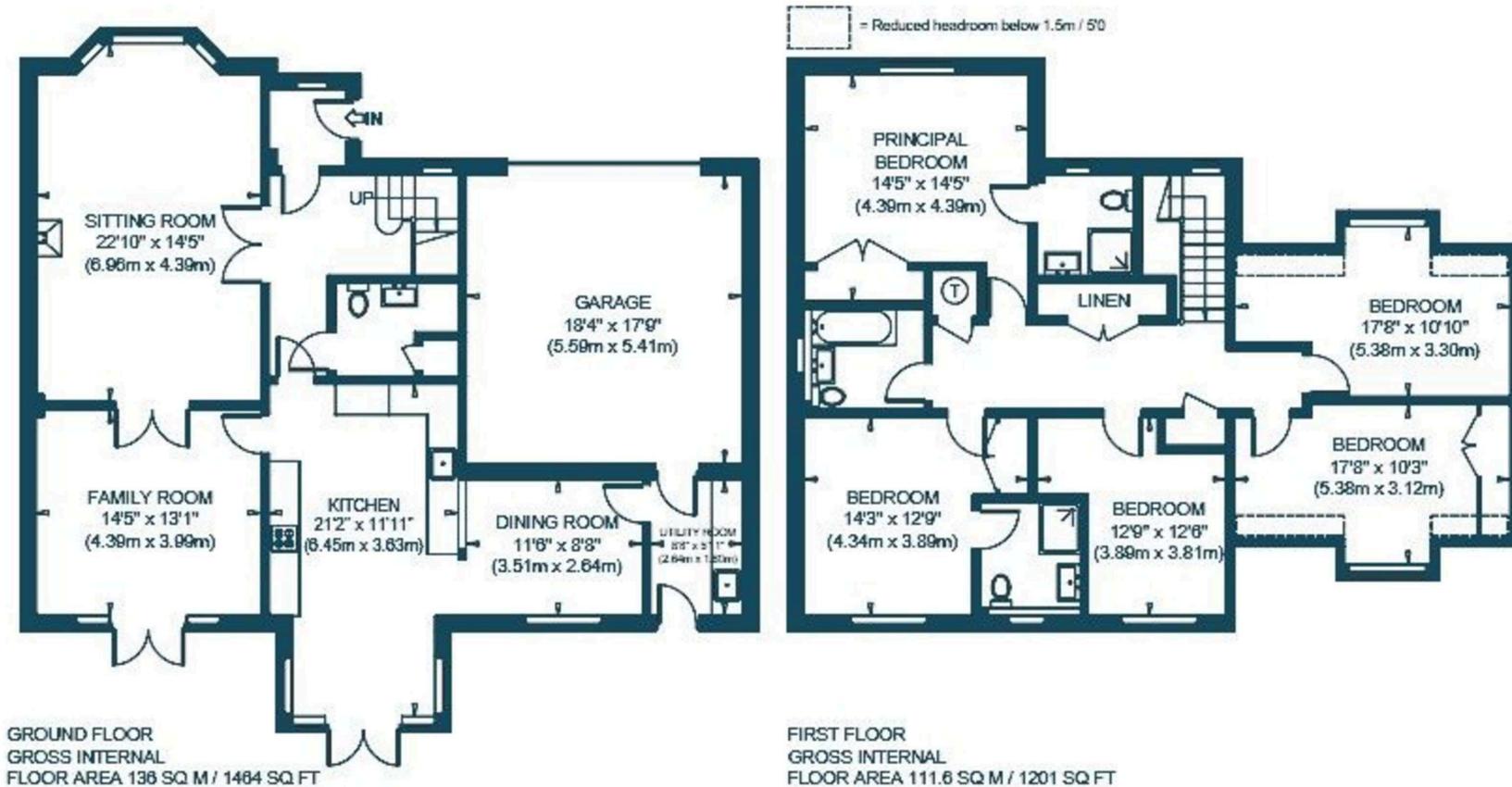
## EXTRAS

All fitted floor coverings, carpets, blinds, gas hob, oven, integrated fridge/freezer and dishwasher, the log store and the children's playhouse are included in the sale price. The washing machine, tumble dryer, trampoline, swing set and garden furniture are excluded from the sale.

The development is factored and maintained by Hacking and Paterson, annual factor fees are approximately £240.

**HOME REPORT VALUATION: £650,000**





ANDREW MEIKLE GROVE  
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA = 247.6 SQ M / 2665 SQ FT  
 All measurements and fixtures including doors and windows  
 are approximate and should be independently verified.  
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## GET IN TOUCH

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## 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.