



8 McCall Gardens

East Linton, EH40 3AW



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100sqm

EPC

E

AS Anderson
Strathern

8 McCall Gardens

East Linton, EH40 3AW

This spacious end-terraced home offers bright and versatile accommodation extending to approximately 100 sq m over two levels, together with private gardens and an excellent opportunity for a purchaser to modernise and personalise to their own taste. Offering generous living space and a practical layout, the property is ideally suited to family living.

The ground floor is centred around an impressive and generously sized living room, providing an excellent space for both everyday living and entertaining. To the rear, the kitchen enjoys direct access to the garden, while a versatile additional public room offers flexibility as a dining room, fourth bedroom, home office, playroom, or snug.

On the first floor, there are three well-proportioned bedrooms and a family bathroom, complemented by useful built-in storage. The property further benefits from double glazing, private front and rear gardens, and a range of practical outbuildings including sheds and greenhouses.

While some modernisation is now required, the property provides an excellent foundation for enhancement and personalisation. Combining adaptable accommodation, generous internal space, private gardens, and useful outbuildings, this is a fantastic opportunity for buyers to create a comfortable and long-lasting family home.

Property features

- End-terrace family home
- Flexible dining room/bedroom 4
- Spacious living room
- Double glazing
- Private front & rear gardens
- Useful sheds and greenhouses
- Excellent renovation potential



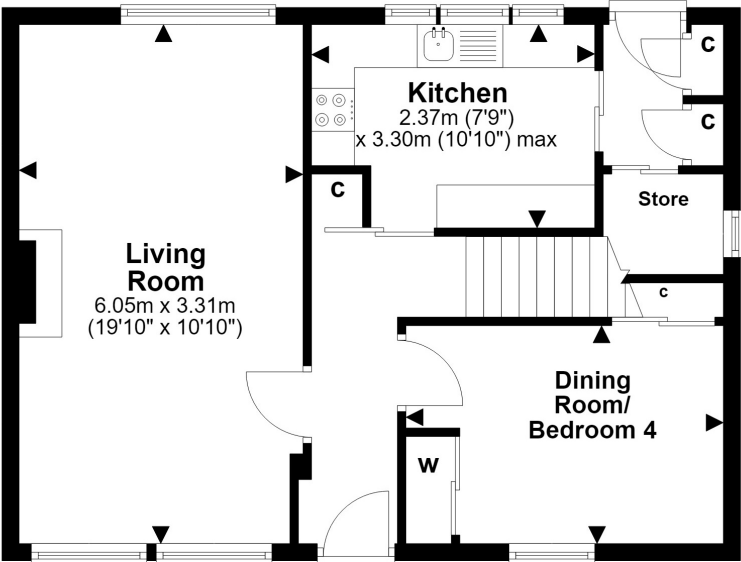




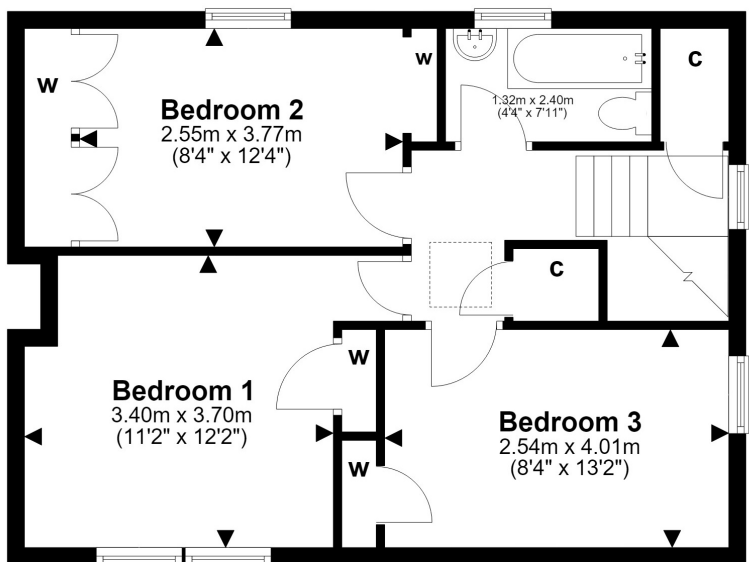
Location

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.





Ground Floor



First Floor

This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.

Extras

The items included in the sale of the property are the carpets, fitted floor coverings, integrated appliances, light fittings and fixtures. Free-standing appliances may be available by separate negotiation.

Council Tax band C

It should be noted that Confirmation was applied for in July 2026. No date of entry can/will be agreed prior to the Court's response to the application.

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.



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