



Floor 0



Floor 1



Approximate total area<sup>®</sup>  
1592 ft<sup>2</sup>  
Reduced headroom  
34 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
Below 5 ft

Calculations reference the BCS (PAS 3) standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIBAFTE360



# DESCRIPTION

This charming detached home offers a wonderful sense of seclusion, surrounded by greenery and nature, perfect for those looking to escape the hustle and bustle.

The property enjoys a beautifully maintained front garden and an exceptional private rear garden, ideal for relaxing in the sun, entertaining, or giving children a safe and spacious place to play. The level of privacy here is a real standout feature, making the outdoor space feel like your own peaceful retreat.

Inside, the home is bright and welcoming throughout. A generous kitchen diner overlooks the garden, creating a lovely hub for day-to-day living, while a separate utility room adds further practicality.

The beautifully bright conservatory provides additional space to unwind and enjoy the surroundings all year round. The living room is particularly cosy, featuring a charming log burner – perfect for colder evenings.

There are three well-proportioned bedrooms, including a spacious converted loft room, along with three bathrooms—one featuring a shower over bath. Built-in storage is also thoughtfully incorporated throughout the property.

Overall, this is a fantastic opportunity to acquire a home that combines comfort, space, and a rare level of privacy in a truly tranquil setting.

The property features include:

- Detached home in private setting
- Large private rear garden
- Front garden
- Kitchen diner overlooking garden
- Separate utility room
- Bright conservatory
- Cosy living room with log burner
- Three bedrooms including loft conversion
- Three bathrooms with one featuring a shower over bath
- Built-in storage
- Quiet, secluded location

To view, please contact Gibson Estate Agents.



# LOCATION

Located in the heart of East Lothian, East Linton is a highly desirable village offering a perfect blend of countryside charm and modern convenience. The village has a strong community feel and provides a range of everyday amenities including local shops, cafés, a traditional pub, and a well-regarded primary school. Residents benefit from excellent transport links, with the recently opened East Linton railway station offering direct services into Edinburgh, while the nearby A1 provides quick and easy access to the capital and beyond. This makes the area particularly appealing for commuters seeking a more peaceful setting.

East Linton is surrounded by beautiful open countryside and sits alongside the River Tyne, offering scenic walks and outdoor pursuits right on the doorstep. The nearby coastline, including popular beaches and coastal towns such as North Berwick and Dunbar, is just a short drive away.

A wider range of amenities can be found in nearby Haddington, including supermarkets, secondary schooling, and leisure facilities, ensuring all everyday needs are well catered for.

