



GARDEN STIRLING BURNET

7 MUIRFIELD COURT

MILL WYND, EAST LINTON, EAST LoTHIAN, EH40 3AE



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Arranged over three floors, this three-bedroom semi-detached house is a spacious, southwest-facing residence which is brought to market in excellent decorative order. It features modern styling throughout, and includes a fashionable breakfasting kitchen and contemporary bathroom. The home further benefits from private parking and easy-upkeep gardens. Nestled on a quiet cul-de-sac, this property also offers a sought-after village lifestyle in East Linton. It boasts easy accessibility to East Lothian's spectacular countryside and coastline and remains just a 35-minute drive from Edinburgh city centre.

A bright vestibule welcomes you inside, giving way to a hall where a chic accent wall stands out against a neutral backdrop. There is practical storage and a guest WC as well, before leading right into the living room. The hall's attractive styling and wood-toned floor continue here, creating an elegant and inviting reception area that maintains the strong introduction. It has a spacious footprint and southwest-facing windows for a cascade of natural light. The breakfasting kitchen is adjacent, sporting an on-trend aesthetic with ultra-modern, handle-less cabinets in white alongside wooden worktops with a breakfast bar return. It is a sophisticated design enhanced by integrated appliances.



FEATURES

- A three-storey semi-detached house
- Cul-de-sac setting in East Linton village
- Modern decoration and quality finishings
- Vestibule and hall with storage and a WC
- Spacious, southwest-facing living room
- On-trend kitchen with a breakfast bar
- Naturally-lit upper landing with storage
- Three double bedrooms with storage
- Contemporary three-piece bathroom
- Decked gardens to the front and side
- Private driveway for off-street parking
- Electric heating and double glazing





The three double bedrooms are upstairs, with the dual-aspect principal room occupying the top floor and the remaining bedrooms on the first. All three are bright and airy, with modern decoration that incorporates bold feature walls. The principal bedroom has two built-in cupboards and fitted carpeting, while bedrooms two and three benefit from built-in wardrobes and easy-to-maintain flooring. The first-floor bathroom completes the accommodation, providing a double-ended whirlpool bath and a drenching overhead rainfall shower. Electric heating and double glazing ensure year-round comfort. Outside, the home has private gardens to the enclosed front and to the side, both of which are laid with decking for relaxing and dining in the sun. The front garden has external power sockets, while the side has a tap allowing both spaces to be easily maintained. A private front driveway also provides off-street parking. Extras: all fitted floor coverings, light fittings (except bedroom three's wall lights), and integrated kitchen appliances (ceramic hob, oven, combi microwave oven, fridge/freezer, dishwasher, and washing machine) are included.







East Linton

Featured on The Sunday Times' coveted Best Places to Live in Scotland list for 2026, East Linton is a picturesque conservation village nestled on the edge of the River Tyne. The quaint area offers an ideal village lifestyle and an easy commute into Edinburgh, which is only 22 miles away. East Linton benefits from good local amenities, such as a Post Office, a convenience store, an award-winning butcher's shop, restaurants, and hotels. Extensive shopping is available in nearby North Berwick, Dunbar, or Haddington, where you can find all the necessary amenities, local boutiques, and large supermarkets. For those who enjoy outdoor pursuits, East Lothian's breath-taking coastline with its outstanding beaches is within easy reach, including the remote Tynninghame Beach with its long stretch of golden sands. The area is home to various countryside walks too, exploring woodlands and vibrant farmlands. For golf enthusiasts, East Lothian boasts a wealth of renowned courses that feature magnificent greens and fairways. Indoor leisure centres can be found at North Berwick, Dunbar, and Haddington, all of which offer swimming pools, gyms, and fitness classes. The village benefits from an excellent primary school, with secondary schooling available in Dunbar. East Linton has excellent links to the A1, as well as a train station with regular services to Edinburgh and Berwick-upon-Tweed.







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FLOORPLAN

