



6 STATION ROAD
EAST LINTON, EAST LoTHIAN, EH40 3DP



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Part of the East Linton conservation area, this detached house is a charming two-bedroom residence which offers an attractive village lifestyle close to East Lothian's picturesque countryside and coastline. The southeast-facing home is presented in excellent decorative order, benefiting from bright and spacious rooms with neutral styling. It has the added benefit of a breakfasting kitchen and a modern shower room, as well as good storage to help keep the interiors tidy. Altogether, it is an excellent home for a wide variety of buyers, including first-time purchasers, small families, commuters, and downsizers alike.

Stepping inside, you are warmly greeted by a welcoming vestibule which flows directly into the living room. Here, a soothing palette of neutral hues and a soft carpet are complemented by the rich wood details and four-panel doors. Two cupboards provide on-hand storage and southeast-facing windows capture an abundance of daily sunshine. Next door, the breakfasting kitchen has the same aspect, ensuring a light and airy cooking environment. It has plenty of room for a table and chairs for relaxed meals, whilst the cabinets and workspace are neatly arranged along a single wall offering ample storage. The freestanding electric cooker, fridge, freezer, and washing machine are also included.

FEATURES

- A charming detached house
- In the East Linton conservation area
- Close to the countryside and beaches
- Southeast-facing aspect to every room
- Neutral styling throughout
- Welcoming entrance vestibule
- Living room with two storage cupboards
- Light and airy breakfasting kitchen
- Two double bedrooms (one with storage)
- Modern shower room with a three-piece suite
- Unrestricted on-street parking
- Gas central heating and double glazing





Upstairs leads to the two double bedrooms both of which enjoy southeast-facing aspects, as well as crisp white décor and wood-toned floors. The second bedroom also has built-in storage for added convenience. A modern shower room, equipped with a three-piece suite and a towel radiator, completes the interiors. Gas central heating and double glazing ensure year-round comfort. Externally, the home is within easy walking distance of East Linton Park, while the enveloping countryside is easily accessed as well, ensuring lots of opportunities for enjoying the outdoors. In addition, there are spectacular beaches just a 10 minutes' drive away, such as those at Tynninghame and Dunbar. Parking in the area is on street and unrestricted.

Extras: all fitted floor and window coverings, light fittings, electric cooker, fridge, freezer, and washing machine to be included in the sale.

Note: some images have been virtually staged for illustration purposes.



Virtually renovated by Property Studios





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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1. While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.
2. Interested parties are advised to note interest through their solicitor as soon as possible in order to be kept informed should a Closing Date be set. The seller will not be bound to accept the highest or any offer.

FLOORPLAN

