

COULTERS[©]



2 RENNIE PLACE

EAST LINTON, EAST LoTHIAN, EH40 3BP

 4 BED  2 BATH  3 PUBLIC



TAKE A LOOK INSIDE

An appealing four bedroom detached family home, occupying a generous corner plot within a sought after development in the highly desirable village of East Linton, within easy reach of an excellent range of local amenities and transport links.

This bright and spacious home offers well proportioned accommodation throughout and features an enclosed rear garden with open outlook, a double garage, and a double driveway, ideal for modern family living.

KEY FEATURES



Detached family house situated on a corner plot



Four bedrooms, one with ensuite



Private wrap around garden



Double garage and double driveway



Idyllic village setting



Solar Panels with feed in tariff



EPC Rating - C



Council Tax Band - G



The property comprises; welcoming entrance hallway; stylish breakfasting kitchen, well-equipped with a double eye-level oven, induction hob, breakfast bar, and a variety of wall and base units; a practical utility room, providing additional storage and direct access to the side garden; a generously sized family room, complete with a wood-burning stove and sliding doors opening out to the rear garden, creating a warm and inviting space ideal for both relaxing and entertaining. To the front of the home, a spacious dual-aspect sitting room filled with natural light and featuring a gas fireplace (currently disconnected); there is also a separate dining room providing additional flexible space, and a WC.

Upstairs, the Principal bedroom benefits from fitted double wardrobes and a modern en-suite shower room. There are three further well-proportioned double bedrooms, all served by a contemporary family shower room.

Additional features include a fully floored loft, solar panels with Feed-In Tariff, double glazing, and gas central heating.





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.

EXTRAS

All fixtures and fittings, window coverings and floor coverings, wood stores in garden are included in the sale. Wall mounted television in family room, shelving in garage and green curtains in bedroom 2 not included in the sale.

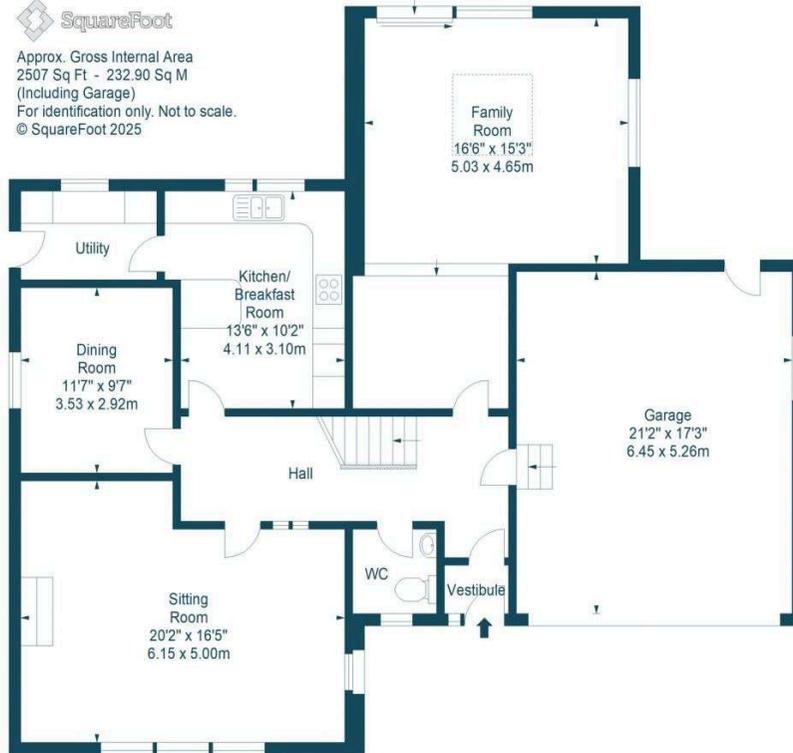




Rennie Place,
East Linton,
East Lothian, EH40 3BP



Approx. Gross Internal Area
2507 Sq Ft - 232.90 Sq M
(Including Garage)
For identification only. Not to scale.
© SquareFoot 2025



Ground Floor



First Floor

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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.