

COULTERS[©]

1 DISTILLERY WYND

EAST LINTON, EAST LOTHIAN, EH40 3EH

 3 BED  1 BATH  1 PUBLIC



TAKE A LOOK INSIDE

Located within the heart of the popular village of East Linton, 1 Distillery Wynd is a charming, well proportioned modern three bedroom house, forming part of a small exclusive development, situated within walking distance of an excellent range of local amenities, lovely riverside walks and also within easy reach of the beautiful East Lothian coastline and Edinburgh City Centre.



KEY FEATURES



Stylish detached modern house



Three bedrooms, one with ensuite bathroom



Delightful private decked terrace



On-street parking



Ideally located in the heart of the village



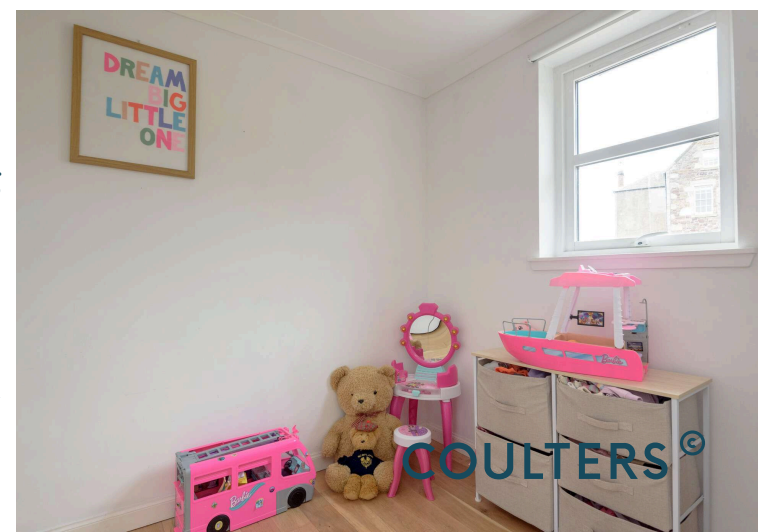
Recently renovated contemporary accommodation



EPC Rating - C



Council Tax Band - E



The well presented, stylish accommodation is in excellent order throughout and comprises on the ground floor an entrance hall with a storage cupboard and a cloakroom WC; a spacious sitting room with a gas stove opening to a kitchen/dining room fitted with a range of contemporary units, all appliances and a wine store.

A carpeted staircase leads to the principal bedroom with an en-suite bathroom, two further bedrooms and a recently renovated shower room. The property benefits from a delightful decked terrace accessed from the sitting room, excellent exterior storage and parking.



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 fitted floor coverings, carpets, blinds, light fittings, induction hob, oven, combination microwave oven, fridge/freezer, dishwasher and washer dryer are included in the sale price.

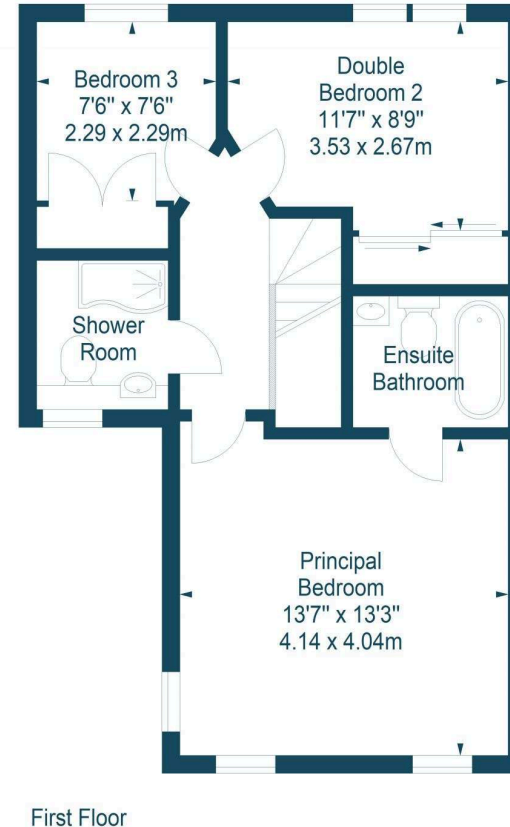
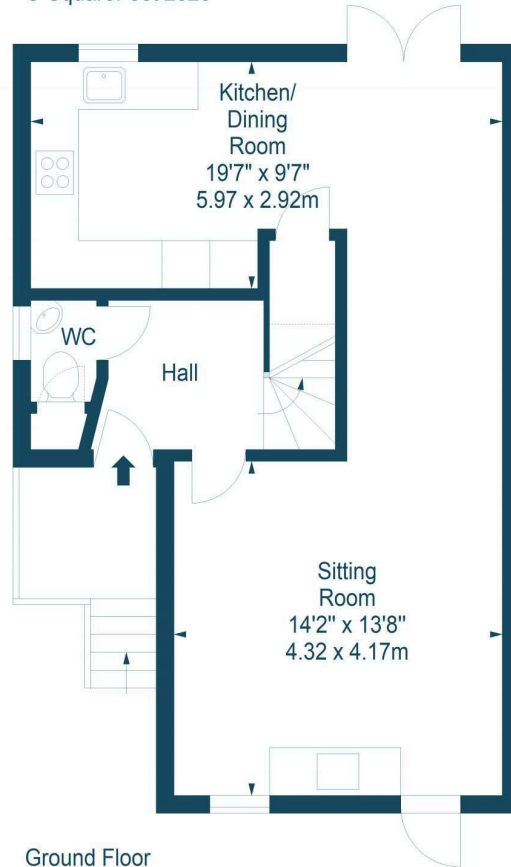
HOME REPORT VALUATION: £340,000



**Distillery Wynd,
East Linton,
East Lothian, EH40 3EH**



Approx. Gross Internal Area
1040 Sq Ft - 96.62 Sq M
For identification only. Not to scale.
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GET IN TOUCH

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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.