



Offers Over
£190,000

7 Hardie Terrace

East Linton | East Lothian | EH40 3AU

This well-proportioned main-door double upper villa is situated in the picturesque village of East Linton, offering a charming and versatile home with a bright, welcoming interior. Ideally positioned close to local amenities, the property benefits from excellent transport links, including a train station within a few minutes' walk, making it highly convenient for commuting. Its adaptable layout and attractive features make it particularly appealing to first-time buyers, professionals and downsizers alike.

-  3 Bedrooms
-  2 Public Rooms
-  2 Bathrooms
-  On Street Parking
-  Front and Rear Gardens
-  EPC Rating – C
-  Council Tax Band - C



Description

The property is accessed via a private main door leading to an internal staircase, which opens into a carpeted hallway. A convenient utility room is located off the hallway, providing additional storage and practical functionality. The front-facing reception room is filled with natural light and features a cosy log burner, creating a warm and inviting living space. The kitchen is fitted with wooden wall and base units, integrated hob and oven, and offers space for a breakfasting table, making it ideal for casual dining or entertaining.

Accommodation includes a rear-aspect bedroom with built-in storage, and a single bedroom with carpet that could also serve as a home office or study. A family bathroom comprises a white three piece suite, separate shower cubicle all finished with a heated towel radiator. The principal bedroom is located on the upper floor and is a light-filled space with a Velux window, carpeted flooring, and an en-suite shower room, providing a private retreat.

Additional benefits include gas central heating powered by a combination boiler installed in 2025 & ample storage within the eaves of the property.



Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

Gardens & Parking

Externally, the property is complemented by an enclosed mature rear garden along with a private front garden offering two raised flower beds surrounded by solid wood railway sleepers and convenient on-street parking. Additional external storage is located in the rear garden offering a space for garden tools & bicycles.

Viewing

Please contact Neilsons on 0131 625 2222.





Location

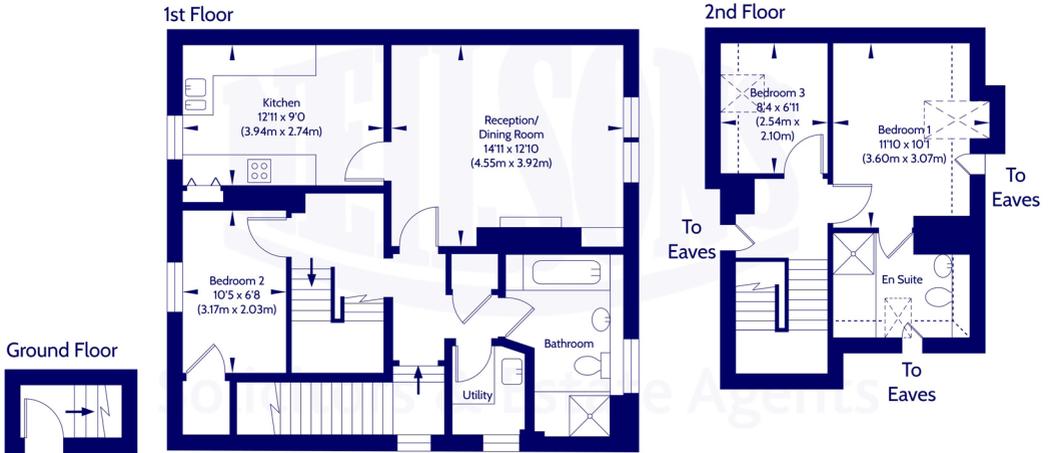
The picturesque village of East Linton offers an enviable lifestyle, combining peaceful semi-rural surroundings with excellent connectivity. Situated just 22 miles from Edinburgh, it provides an easy commute to the capital while retaining all the charm of village living. East Linton is well served by a wide range of local amenities, including a Post Office, convenience store, award-winning butcher, pubs, restaurants, hotels, medical centre, pharmacy, library, gift and book shops, and a Co-op. Popular independent businesses such as Bostock Bakery and Hometown Coffee Roasters add to the village's appeal, while the nearby Mart hosts a farm shop, café, and wellness studios. More extensive shopping, supermarkets, and leisure facilities can be found in the neighbouring towns of North Berwick, Dunbar, and Haddington.

Surrounded by East Lothian's beautiful coastline and rolling countryside, the area is ideal for outdoor enthusiasts. Stunning beaches, including the unspoilt sands of Tynninghame Beach, are within easy reach, alongside scenic woodland walks and open farmland. The region is also renowned for its exceptional golf courses, while indoor leisure centres in North Berwick, Dunbar, and Haddington offer swimming pools, gyms, and fitness classes. Families benefit from excellent local schooling, with East Linton Primary School located in the heart of the village and secondary education available in Dunbar. The village enjoys superb transport links, including direct access to the A1, regular bus services to Edinburgh and surrounding towns, and rail connections from East Linton railway station to Edinburgh and Berwick-upon-Tweed, as well as onward connections across the region.





Approx. Gross Internal Floor Area 94 Sq M / 1004 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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