



2 Longstone Avenue, East Linton, EH40 3BS

This beautifully presented three-bedroom semi-detached, two-storey villa is offered in excellent condition and has been thoughtfully upgraded to provide stylish, modern living. The property benefits from a private driveway, single garage and well-maintained gardens. Recent improvements include a newly fitted contemporary kitchen, modern flooring throughout, and fresh internal redecoration.

Further benefits include gas central heating powered by a modern Glowworm combi boiler and full double glazing.

Situated within a peaceful residential neighbourhood on the western edge of East Linton, the home enjoys a tranquil setting surrounded by the picturesque East Lothian countryside. Excellent transport links are close at hand, including a nearby train station and swift access to the A1, providing convenient commuting to Edinburgh, the Scottish Borders and Northumberland.

The accommodation Comprises:

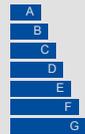
- Welcoming entrance hall
- Downstairs WC with wash hand basin
- Bright and spacious living room featuring oak herringbone-style laminate flooring, electric fire with wooden surround, and carpeted staircase to the first floor
- Newly fitted kitchen with grey shaker-style units, slim laminate worktops, inset composite sink, and a range of appliances including undercounter fridge and freezer, gas hob with extractor hood, electric fan oven, and washing machine



VIEWING DETAILS

Please call DMD Law 0131 316 4666 or check online for the up to date price information and viewing arrangements.

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- Principal bedroom with front-facing window and built-in wardrobes
- Second double bedroom to the rear with useful storage cupboard
- Third bedroom, ideal as a home office or guest room
- Family bathroom comprising WC, wash hand basin, and bath with shower attachment
- Upper landing with hatch and Ramsay ladder providing access to a partially floored loft, offering excellent additional storage

Outside & Gardens

The mature rear garden enjoys a south-westerly aspect and features a lawn, apple trees, pond, and paved patio area - ideal for outdoor dining and relaxation.

A private driveway leads to a single garage with up-and-over door, power and lighting. Communal areas within the development are maintained by a factor.

Location

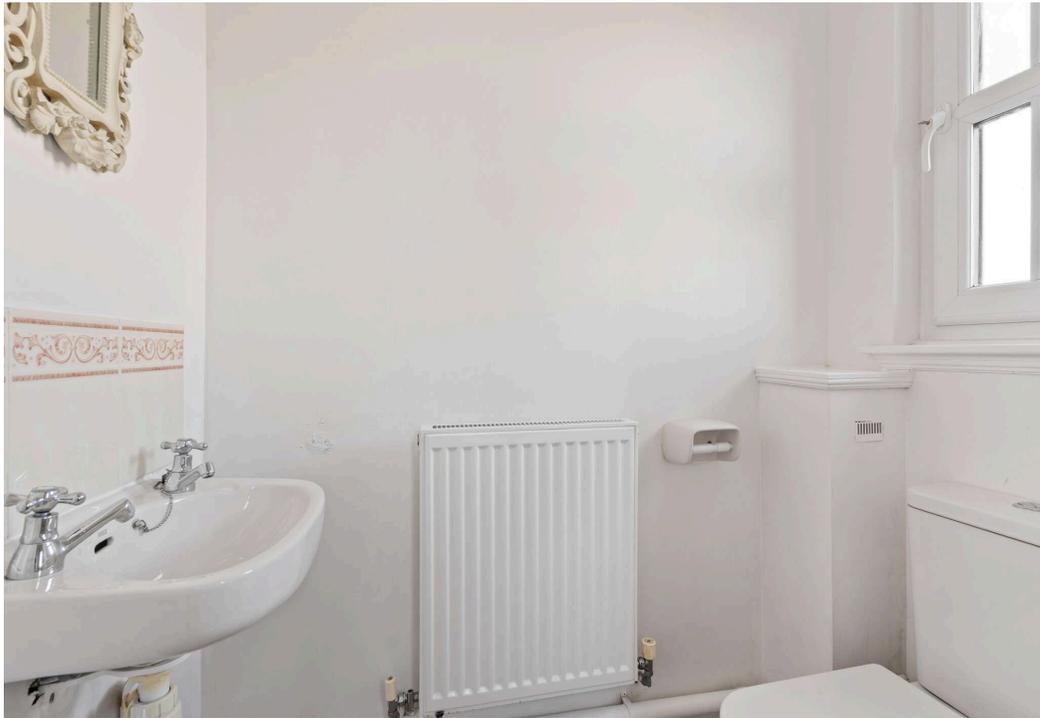
Longstone Avenue is set within the picturesque conservation village of East Linton, ideally positioned on the banks of the River Tyne. The village offers an excellent range of local amenities to meet everyday needs, including a post office, bakery, butcher, Co-op, doctors' surgery with pharmacy, library, and The Mart farm shop and café.

A wider selection of retail and leisure facilities can be found in the nearby towns of Haddington, Dunbar and North Berwick. The area benefits from regular bus services, a train station within comfortable walking distance, and convenient access to the A1, providing swift connections to Central Scotland's motorway network.

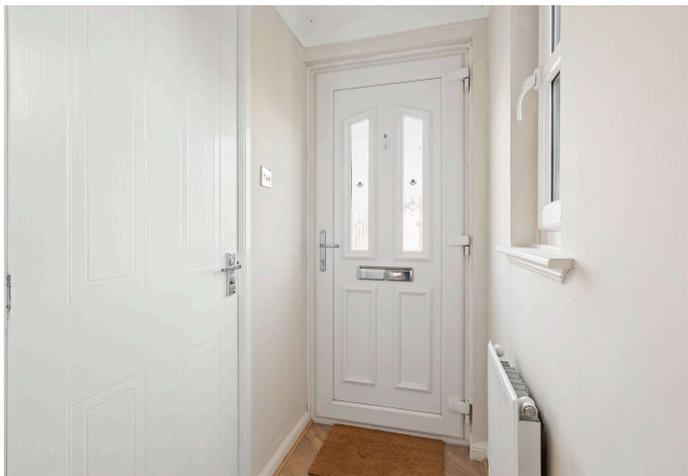
Highly regarded primary education is available locally at East Linton Primary School, with secondary schooling in Dunbar. For outdoor enthusiasts, the surrounding area boasts an abundance of scenic coastline and woodland walks, popular cycling routes, and a choice of renowned golf courses.

Council tax - Band D



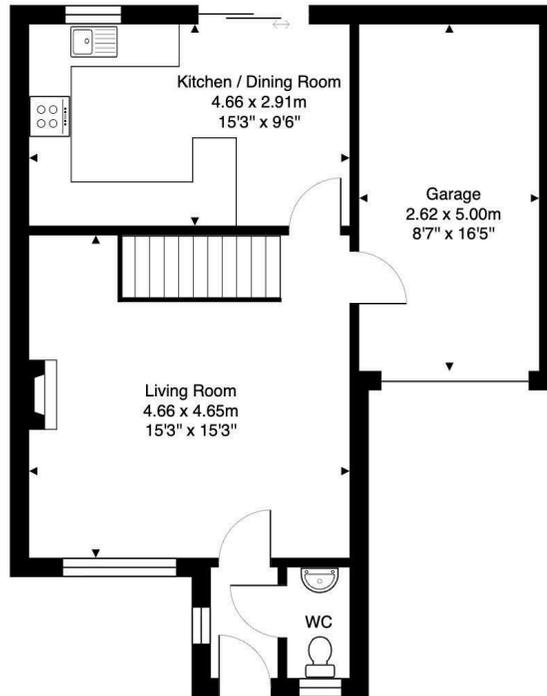




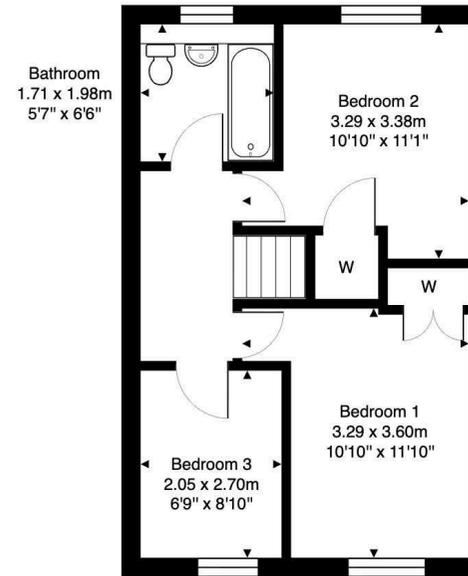




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Ground Floor



First Floor



Total Area: 76.1 m² ... 819 ft² (excluding garage)

All measurements are approximate and for display purposes only.

DMD | SOLICITORS & ESTATE AGENTS

Offers can be submitted in writing, fax or email:

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