

COULTERS<sup>©</sup>

# 56 NOBLE GARDENS

EAST LINTON, EAST LOTHIAN, EH40 3BY

 5 BED  4 BATH  2 PUBLIC



## TAKE A LOOK INSIDE

Forming part of a peaceful modern development, 56 Noble Gardens is a superb five-bedroom detached family home, ideally situated in the popular village of East Linton. The property lies within easy walking distance of the highly regarded primary school, the recently opened train station, a wide range of local amenities and picturesque riverside walks, while also offering convenient access to the beautiful East Lothian coastline and Edinburgh city centre.

Immaculately presented throughout, the property offers stylish and contemporary family living, further enhanced by a sunny, landscaped private garden, an integrated double garage and driveway parking.

## KEY FEATURES



Contemporary detached family house



Five bedrooms, three with ensuite shower rooms



Sunny private landscaped rear garden



Integral double garage and driveway



Peacefully located in a modern development close to local amenities and transport links



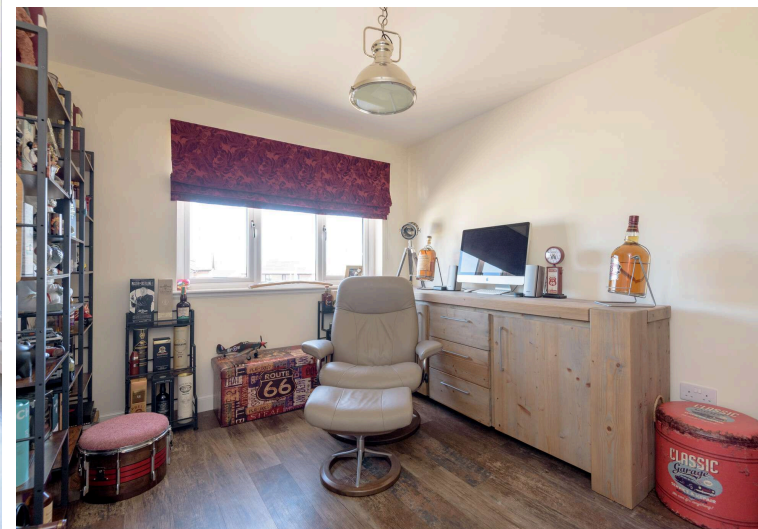
Immaculately presented, generously proportioned accommodation



EPC Rating - B



Council Tax Band - G



The generously proportioned accommodation begins with an entrance vestibule leading into a welcoming hallway with a cloakroom WC. A spacious sitting room flows through to a separate dining room, while to the rear, a beautifully appointed open plan kitchen and dining space is fitted with a good range of units and integrated appliances, with two sets of French doors opening onto a paved terrace, ideal for indoor-outdoor living. A utility room provides additional convenience and direct access to both the rear garden and the double garage.

Upstairs, a carpeted staircase leads to a bright and spacious landing. The principal bedroom benefits from built-in wardrobes and an en suite shower room, while two further double bedrooms also enjoy en suite facilities. There are two additional well-proportioned bedrooms and a well-appointed family bathroom completing the accommodation.





## 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.

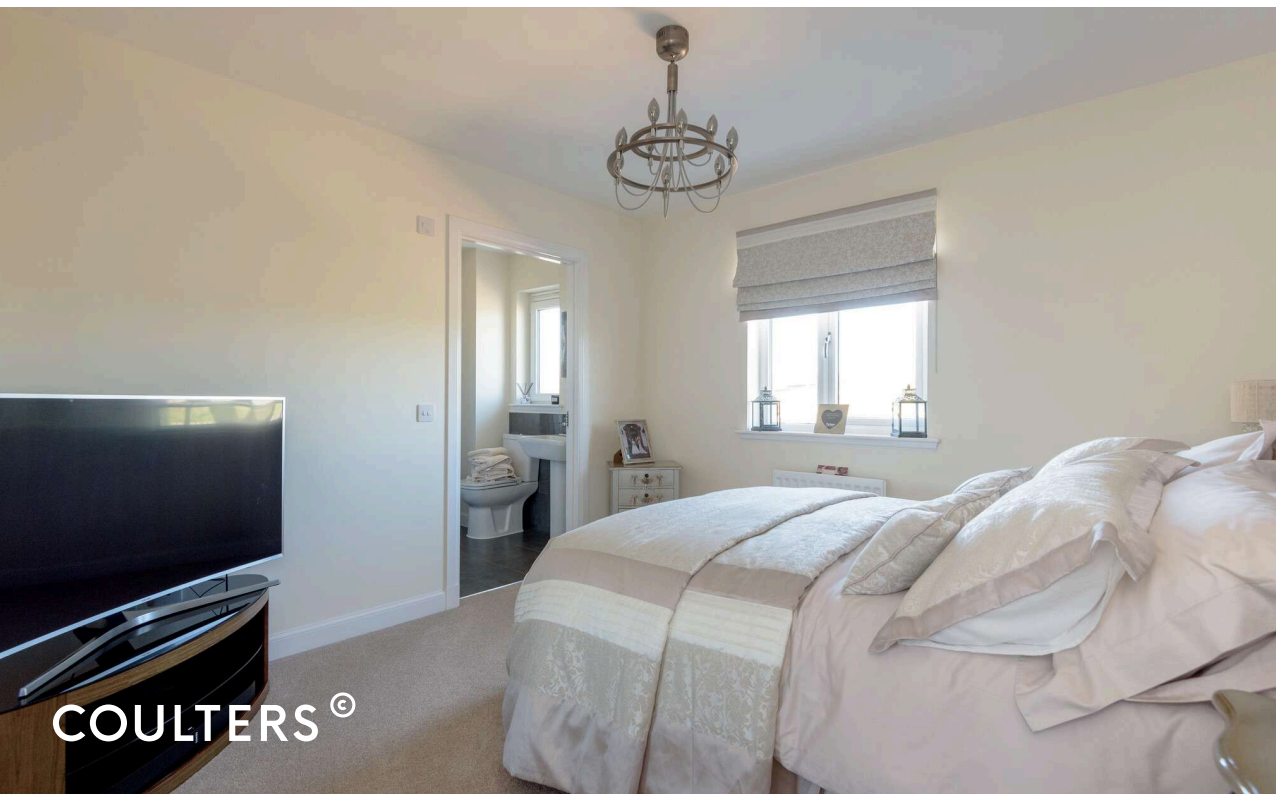
The highly renowned East Linton Primary School is located within the heart of the village just a short walk from the property. There are regular bus services to Edinburgh, North Berwick and Dunbar, and East Linton Train Station provides excellent services to the Capital and beyond. It's close proximity 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, gas hob, double oven with built in microwave, fridge/freezer, dishwasher and the bespoke garden hut are included in the sale price. The curtains, blinds, light fittings, washing machine and tumble dryer are available by separate negotiation.

The development is factored and maintained by Speirs Gumley, annual factor fees are approximately £350.

**HOME REPORT VALUATION: £620,000**

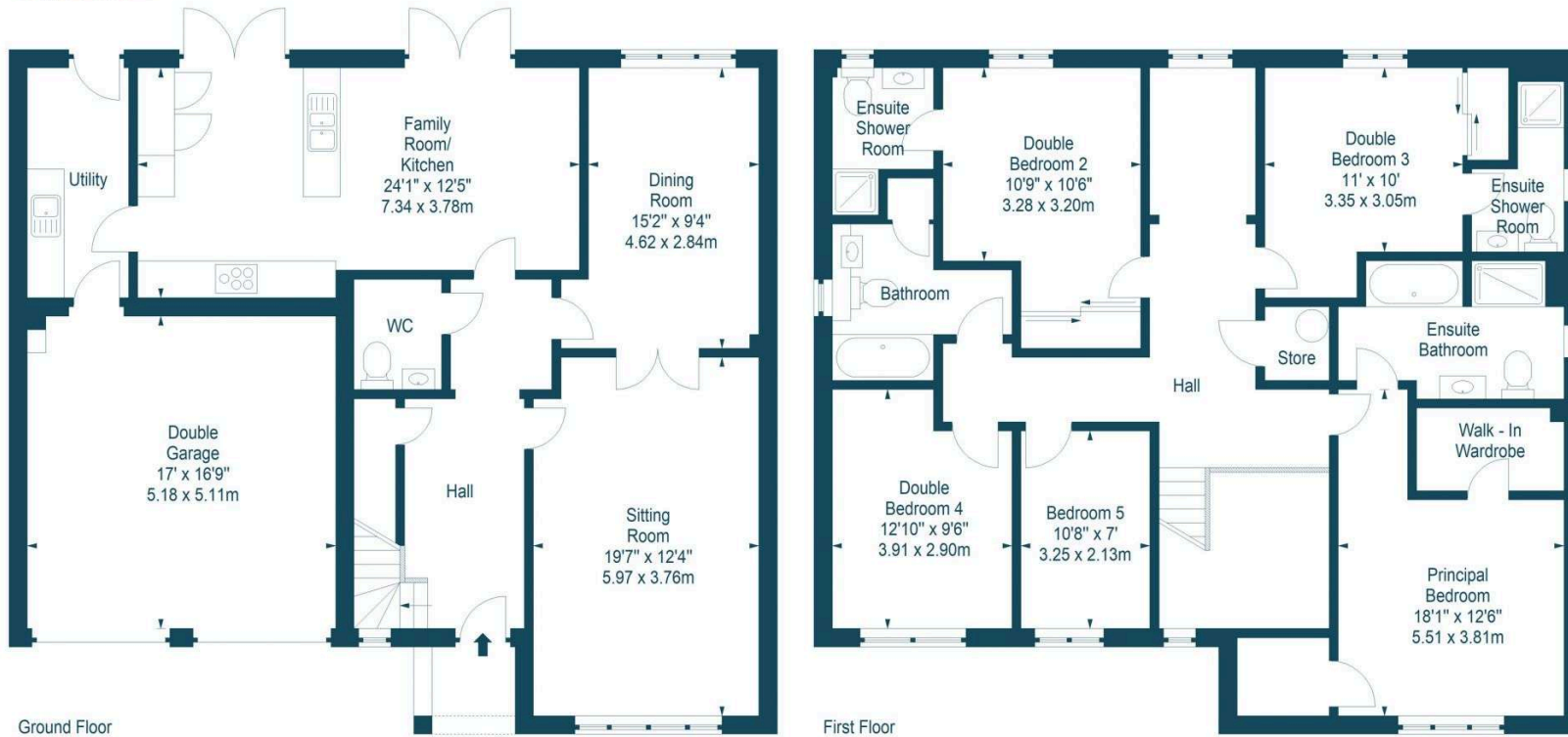




Noble Gardens,  
East Linton,  
East Lothian, EH40 3BY



Approx. Gross Internal Area  
2584 Sq Ft - 240.05 Sq M  
(Including Garage)  
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.