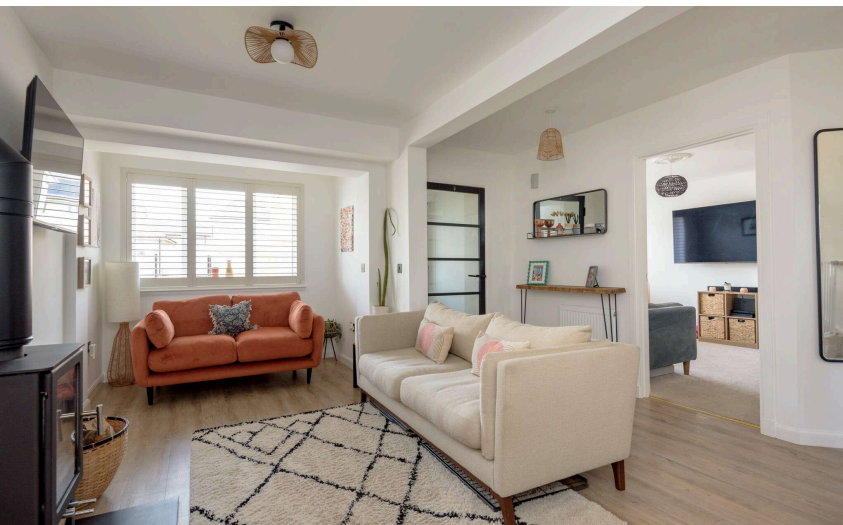


COULTERS[©]

6 PENCRAIG AVENUE

EAST LINTON, EAST LOTHIAN, EH40 3EE

 4 BED  3 BATH  2 PUBLIC



TAKE A LOOK INSIDE

Forming part of a peaceful modern development, 6 Pencraig Avenue is an impressive four bedroom detached family home, ideally situated within the highly desirable village of East Linton. The property is within easy walking distance of the renowned primary school, newly opened train station, an excellent range of local amenities and picturesque riverside walks, whilst also being conveniently placed for the beautiful East Lothian coastline and Edinburgh city centre.

Beautifully presented throughout, the property has been thoughtfully remodelled to create a bright and versatile family home finished to a high standard. Further benefits include a delightful private rear garden enjoying a lovely open outlook, driveway parking, solar panels and an EV charger.

KEY FEATURES



Contemporary detached family house



Delightful private garden with lovely open outlook



Ideally located close to local amenities and transport links



EPC Rating - B



Four bedrooms, two with ensuite shower rooms



Driveway parking, EV charging point and solar panels



Beautifully presented, well proportioned accommodation



Council Tax Band - F



Internally, the stylish well-proportioned accommodation comprises an entrance vestibule leading into a welcoming living room featuring a wood-burning stove as an attractive focal point, built-in storage and a cloakroom WC. A spacious sitting room overlooks the front of the property, while to the rear, the bright kitchen/dining room is fitted with an excellent range of units and integrated appliances, with French doors opening directly onto the garden. A useful utility room provides additional storage and access to the side of the property.

A carpeted staircase leads to the first floor landing, which benefits from two storage cupboards. The principal bedroom features built-in wardrobes and an ensuite shower room, while the second double bedroom also enjoys ensuite facilities. There are two further bedrooms and a family bathroom. The property also benefits from a fully floored attic, providing excellent additional storage space.





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, shutters, curtains, light fittings with the exception of bedroom 4, gas hob, oven, combination microwave oven, American style fridge/freezer, dishwasher and the garden shed are included in the sale price. The washing machine is available by separate negotiation and the wood store and bin sheds are excluded from the sale.

The development is factored and maintained by Speirs Gumley, annual factor fees are approximately £205.

HOME REPORT VALUATION: £450,000

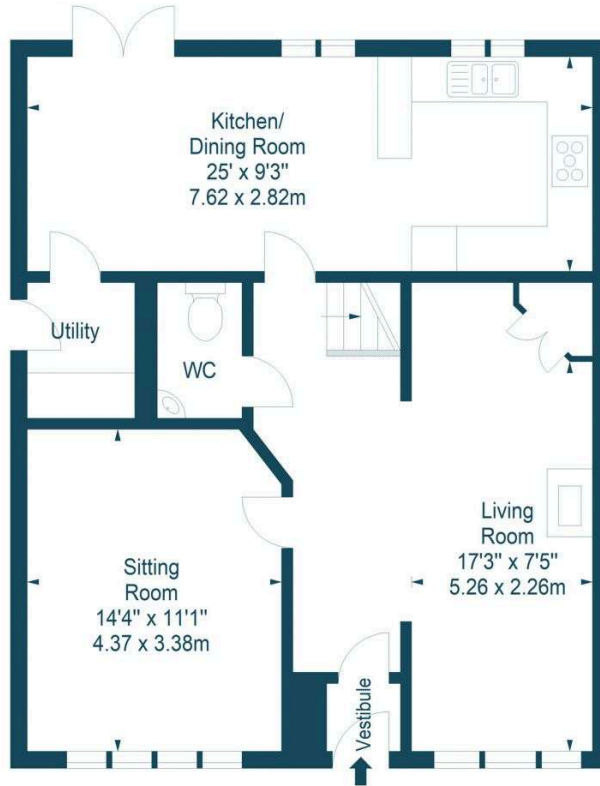




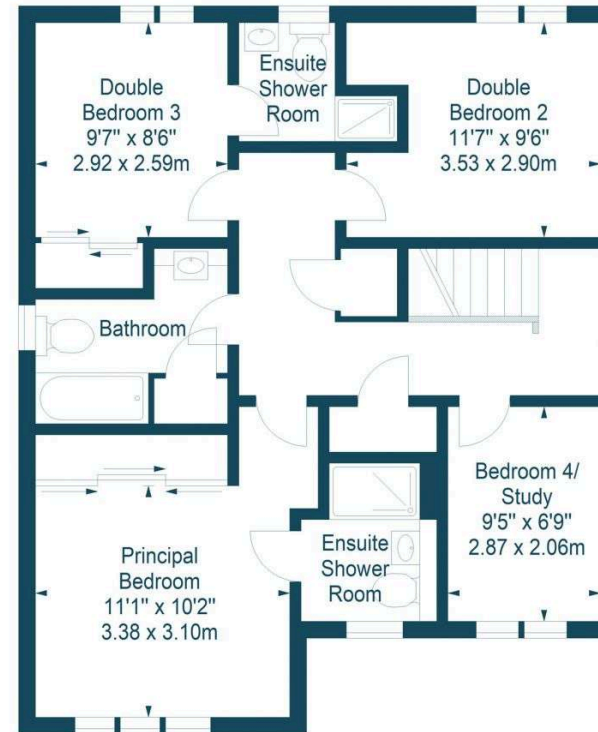
Pencraig Avenue,
East Linton,
East Lothian, EH40 3EE



Approx. Gross Internal Area
1479 Sq Ft - 137.40 Sq M
For identification only. Not to scale.
© SquareFoot 2026



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.