



6 Newbyth Steading
EAST LINTON, EH40 3DU

Property
PARIS STEELE
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PROPERTY DESCRIPTION

Situated in the picturesque outskirts of East Linton, From the sitting room, the home flows into a this charming three-bedroom steading home, offers generously proportioned kitchen, which in turn a warm and inviting interior with well-proportioned opens into a dining room with direct access to the and bright accommodation throughout.

Approached via an idyllic pathway, the front door wall and floor units, complemented by polished

opens into a tastefully presented hallway, leading marble-effect worktops. High-spec integrated NEFF through to the sitting room. Finished with carpeting, appliances include a hob, oven and microwave.

a serene colour palette and a log-burning stove set

within a stone hearth, this is a wonderfully cosy and Completing the ground floor is a well-appointed welcoming space. French doors open into a sun- family bathroom and a comfortable double bedroom filled south-facing conservatory that seamlessly with built-in storage.

extends the living area.



On the first floor, a light-filled hallway leads to the principal double bedroom, fitted with built-in storage and benefiting from an en-suite shower room, which is also used as a dressing room and has a further built-in wardrobe and free-standing drawers. Across the hallway, and passing a further shower room, lies a second well-presented dual-aspect double bedroom with ample built-in storage.

Externally, the private mature garden overlooking adjacent fields combines a lawn with established trees and borders to provide the perfect escape for children, pets, friends and family. A detached small double garage and 2 allocated parking spaces are available.



FIXTURES & FITTINGS

All fitted floor coverings, light fixtures, blinds, integrated oven, induction hob, large fridge and washing machine will be included in the sale. The dishwasher and freezer will also be included, but are not guaranteed to be in full working order. Some furniture may be available by negotiation.



PROPERTY FEATURES

- Three-bedroom steading home
- Bright and spacious sitting room
- South-facing conservatory
- Sleek modern kitchen and adjoining dining room
- Dining room with garden access
- Three double bedrooms, one with en-suite
- Family bathroom and further shower room
- Front and south-east-facing rear gardens
- Detached small double garage
- Two allocated parking spaces
- Electric heating / Double glazing
- EPC - F
- Council tax band - G
- Tenure - Freehold

EAST LINTON

Recognised by The Sunday Times as one of the best places to live in Scotland, East Linton is a picturesque East Lothian village situated 23 miles from Edinburgh, nestled between Haddington and Dunbar. With its charming square, attractive architecture, and wide leafy streets it is bursting with character. There is an excellent selection of local shops including an award-winning butcher, The Mart Farm Shop which has a Post Office and cafè, the artisan Bostock Bakery and Patisserie and two family-friendly pubs. Further retail, dining, and leisure facilities are available in North Berwick, Dunbar, and Haddington.

Whitekirk Hill with its gym, swimming pool, children's soft play and cafè is a short drive, and other family-friendly activities nearby include East Links Family Park and Foxlake Adventures. Outdoor enthusiasts will love exploring scenic spots such as East Linton Riverside Path or Smeaton Lake Woods whilst historical sites include Prestonkirk, St Andrew's Church, and Preston Mill. Stunning beaches await including those at Tynningham and Gullane and there are renowned golf courses to discover like Muirfield and North Berwick. Horse riding enthusiasts will love the facilities available at Rockrose Equestrian in Haddington.

There is a local primary school, and the property is within the catchment area for Dunbar Grammar School. Private schooling is available at Compass in Haddington, Belhaven Hill in Dunbar, and Loretto in Musselburgh with further choices available in Edinburgh.

East Linton Train Station connects the village to the East Coast Main Line, providing convenient access to Edinburgh and London. Edinburgh's City Centre is approximately a 40-minute drive via the A1.

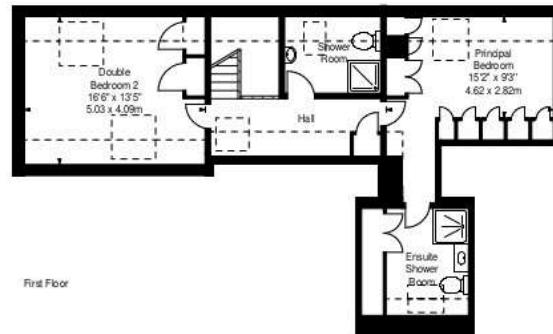




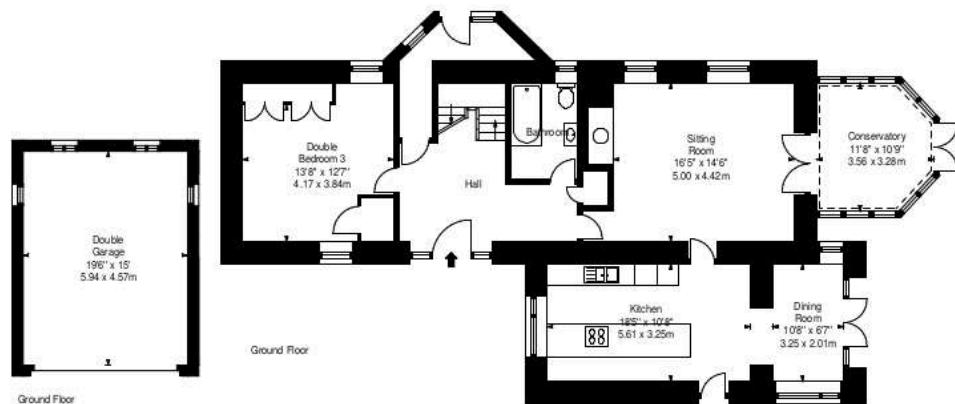
Newbyth Steading,
East Linton,
East Lothian, EH40 3DU



Approx. Gross Internal Areas
1993 Sq Ft - 185.15 Sq M
Double Garage
Approx. Gross Internal Area
293 Sq Ft - 27.22 Sq M
For identification only. Not to scale.
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First Floor



Ground Floor

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Please Note:

1. While the foregoing particulars are believed to be correct, no warranty is given as to their accuracy, and it will be for the intending purchasers to satisfy themselves on these matters prior to the conclusion of missives. All sizes are approximate.
2. The Home Report and more information for this property is available from www.parissteele.com
3. Interested parties are advised to have their interest noted with the Selling Agents so that they may be advised of any closing date. The seller will not be bound to accept the highest or any offer submitted at a closing date. Please submit offers by email to property@parissteele.com or by post to: Paris Steele, 35 Westgate, North Berwick, EH39 4AG.
4. From 1st February 2022, residential properties in Scotland are required by law to have a system of interlinked smoke alarms, carbon dioxide detectors and heat detectors installed. No warranty is given by the Seller on compliance with this legislation and the Seller does not warrant the condition of any systems or appliances of a working nature included in the price.