



7 BROWNS PLACE

East Linton, East Lothian, EH40 3BG



1

Public Room



2

Bedrooms



1

Bathroom



7 BROWNS PLACE

Occupying multiple levels of a listed village property in the highly desirable East Linton, this two-bedroom home boasts a private ground-floor main-door entrance; first-floor accommodation comprising open-plan living/dining/kitchen space, a double bedroom, and a bathroom, plus a versatile second-floor bedroom with stunning Traprain Law views. The charming home further benefits from a generous enclosed garden with a garden office and shed, plus on-street parking and potential to reinstate private off-road parking to the rear of the garden.

Extras: All fitted floor coverings, window coverings, light fittings, and appliances are included in the sale.







EPC
RATING



COUNCIL
TAX BAND

VIEWING

By appointment only
with Gilson Gray on
0131 516 5366

Features

- Highly desirable conservation village
- Spacious upper flat in a C-listed Victorian property
- Bright, tastefully styled contemporary interiors throughout
- Ground-floor main-door entrance and upper hall with storage
- Open-plan living/dining/kitchen with a log burner
- Main double bedroom
- Versatile second bedroom with stunning Traprain Law views
- Stylish bathroom with rainfall shower over the bath
- Generous enclosed garden with a shed and garden office
- Lawn, raised vegetable/plant beds, and leafy borders
- Convenient on-street parking plus potential to reinstate private off-road parking to the rear







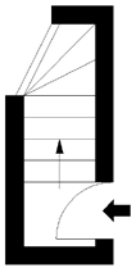


EAST LINTON, EAST LoTHIAN

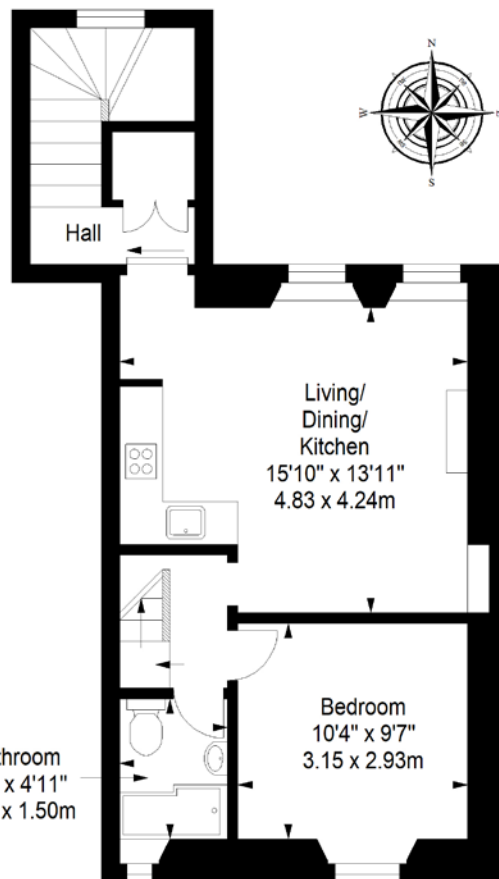
Featured on The Sunday Times' coveted Best Places to Live in Scotland list for 2026, East Linton is a picturesque conservation village nestled on the edge of the River Tyne. The quaint area offers an ideal village lifestyle and an easy commute into Edinburgh, which is only 22 miles away. East Linton benefits from good local amenities, such as a Post Office, a convenience store, an award-winning butcher's shop, restaurants, and hotels. Extensive shopping is available in nearby North Berwick, Dunbar, or Haddington, where you can find all the necessary amenities, local boutiques, and large supermarkets. For those who enjoy outdoor pursuits, East Lothian's breath-taking coastline with its outstanding beaches is within easy reach, including the remote Tynninghame Beach with its long stretch of golden sands. The area is home to various countryside walks too, exploring woodlands and vibrant farmlands. For golf enthusiasts, East Lothian boasts a wealth of renowned courses that feature magnificent greens and fairways. Indoor leisure centres can be found at North Berwick, Dunbar, and Haddington, all of which offer swimming pools, gyms, and fitness classes. The village benefits from an excellent primary school, with secondary schooling available in Dunbar. East Linton has excellent links to the A1, as well as a train station with regular services to Edinburgh and Berwick-upon-Tweed.

FLOORPLAN

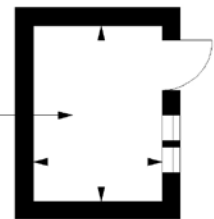
Ground Floor
Approx. 3.0 sq. metres (32.3 sq. feet)



First Floor
Approx. 46.8 sq. metres (503.8 sq. feet)

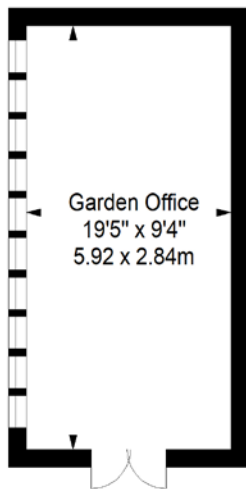


Shed
Approx. 4.3 sq. metres (46.3 sq. feet)



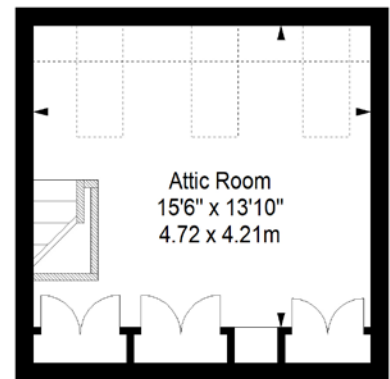
Shed
8'0" x 5'10"
2.45 x 1.77m

Garden Office
Approx. 16.8 sq. metres (180.8 sq. feet)



Garden Office
19'5" x 9'4"
5.92 x 2.84m

Second Floor
Approx. 22.1 sq. metres (237.9 sq. feet)



Attic Room
15'6" x 13'10"
4.72 x 4.21m

Total area: approx. 71.9 sq. metres (774.0 sq. feet)

@gilsongrayprop gilson gray property gilson gray property @gilsongrayprop



rightmove Zoopla.co.uk PrimeLocation Find the home you deserve espac

These particulars were prepared on the basis of our own knowledge of the local area and, in respect of the property itself, information supplied to us by our clients; all reasonable steps were taken at the time of preparing these particulars to ensure that all details contained in them were accurate. All statements contained in the particulars are for information only and all parties should not rely upon them as statements or representations of fact. In particular, (a) descriptions, measurements and dimensions, which may be quoted in these particulars are approximate only and (b) all references to conditions, planning permission, services, usage, constructions, fixtures and fittings and movable items contained in the property are for guidance only. Our clients may instruct us to set a closing date for offers at short notice and therefore if you wish to pursue interest in this property, you should immediately instruct your solicitor to note interest with us. Our clients reserve the right to conclude a bargain for the sale of the above subjects or any part thereof ahead of a notified closing date and will not be obliged to accept either the highest or indeed any offer for the above subjects or any part thereof. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order.