



8 Lauder Place

EAST LINTON, EH40 3DB

Property
PARIS STEELE

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PROPERTY DESCRIPTION

Lying in the highly sought-after East Lothian village of East Linton, this charming two-bedroom upper villa, complete with a tranquil garden, offers a delightful lifestyle.

Carpeted stairs from the ground-floor entrance lead to a spacious, carpeted hallway equipped with built-in storage. Straight ahead, the light-filled, east-facing sitting room is a perfect place to relax, featuring soft carpeting, a neutral colour palette, built-in shelving, and a gas-flame fireplace.

Across the hallway, the large west-facing breakfasting kitchen is thoughtfully designed in a U-shaped layout and fitted with oak-effect wall and floor units, a tiled splashback, and ample worktops. Integrated appliances include a gas hob and oven, with ample space for freestanding appliances, plus additional storage is provided by built-in cupboards.

The generously proportioned, east-facing principal double bedroom is bright and airy, while the slightly smaller west-facing double bedroom is equally inviting. Both bedrooms share access to a well-appointed shower room.

Externally, the enclosed rear garden is mainly laid to lawn and paving, offering plenty of outdoor space to enjoy. It also benefits from a garden shed, stone outbuilding and greenhouse. There is on-street parking.

FIXTURES & FITTINGS

All fitted floor coverings, curtains (excluding lounge) and blinds, integrated oven, gas hob, extractor fan, free-standing fridge, dishwasher and washing machine will be included in the sale. Furniture may also be available on request. The small shed and greenhouse will also remain.





PROPERTY FEATURES

- ❑ Two-bedroom upper villa
- ❑ East-facing sitting room
- ❑ West-facing breakfasting kitchen
- ❑ Two double bedrooms
- ❑ Shower room
- ❑ Private sizeable rear garden
- ❑ Garden store and greenhouse
- ❑ Double glazing
- ❑ Gas central heating
- ❑ On-street parking
- ❑ EPC - D
- ❑ Council tax band - C
- ❑ 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 café, 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 café 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 Tynninghame 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.



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PARIS STEELE

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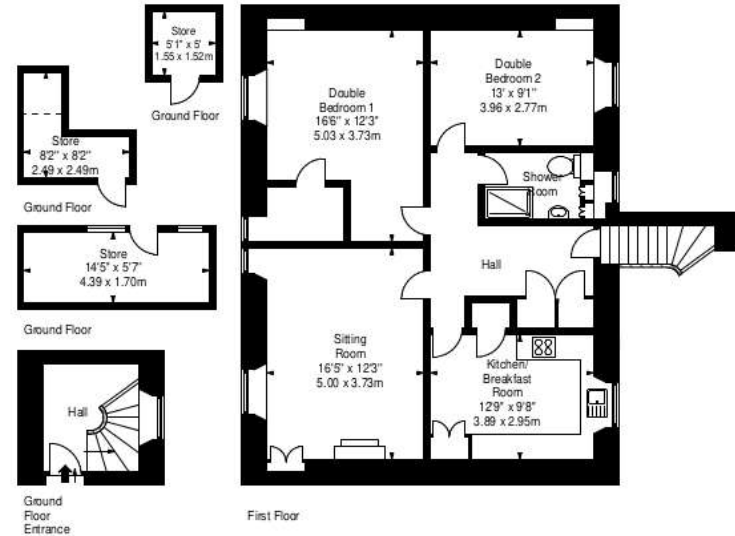
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PARIS STEELE Property

Lauder Place,
East Linton,
East Lothian, EH40 3DB

SquareFoot

Approx. Gross Internal Area
968 Sq Ft - 89.93 Sq M
Stores
Approx. Gross Internal Area
147 Sq Ft - 13.66 Sq M
For identification only. Not to scale.
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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.

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