



**RALPH SAYER**  
SOLICITORS & ESTATE AGENTS

**17 Bridge Street**  
East Linton, East Lothian, EH40 3AG

Set within a remarkable 19th century Category B Listed building, this Main Door Upper Villa at 17 Bridge Street is a truly special home that combines period character with beautifully executed modern living in the picturesque East Lothian conservation village of East Linton.

The property has been sympathetically renovated throughout to an exceptional standard, creating a home that feels both timeless and contemporary. A welcoming entrance vestibule from the main door entrance at ground level opens to the striking curved staircase leading to the first-floor accommodation and reception hall.

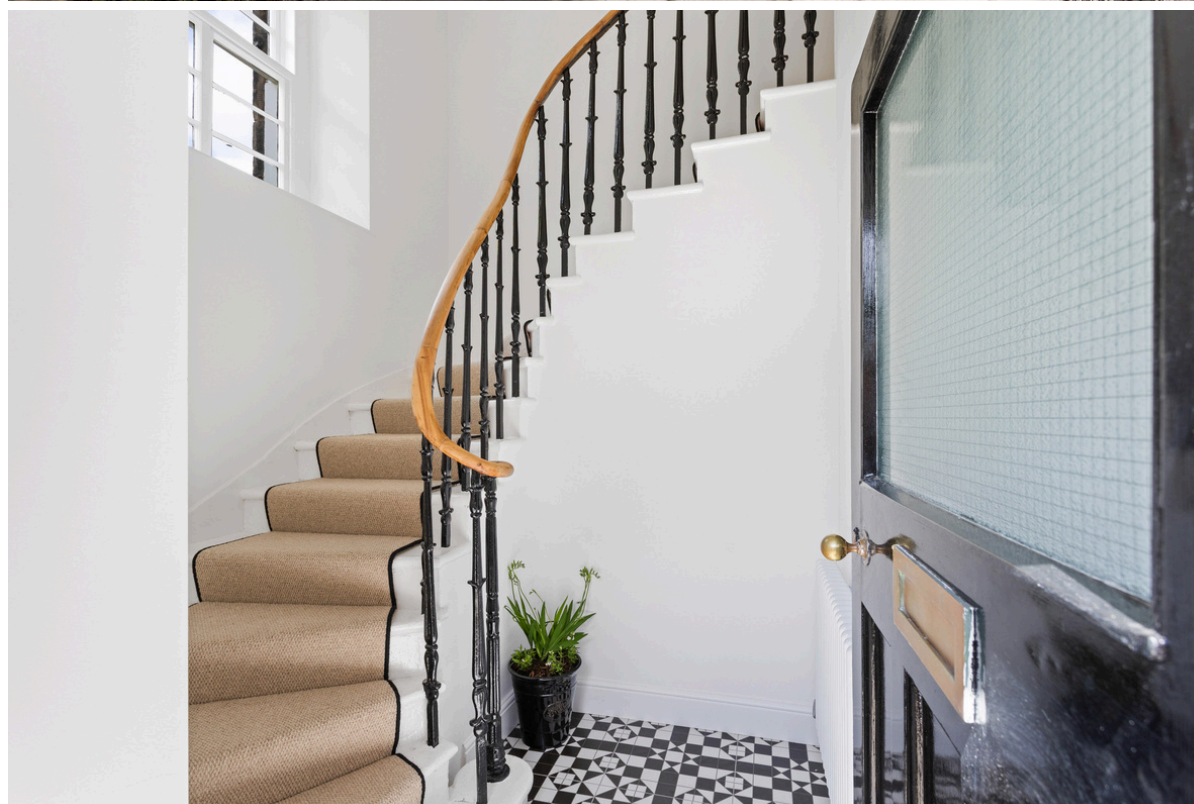
The stunning bespoke breakfasting kitchen enjoys a rear aspect overlooking the sunny west-facing private gardens and has been thoughtfully designed with shaker-style cabinetry, quartz worktops, a Belfast sink with brass fittings and an impressive range cooker, creating a space that is as practical as it is stylish. A range of integrated appliances are included within the sale.

The elegant front-facing living /dining room provides a wonderful space for relaxing and entertaining, centred around a contemporary wood-burning stove and enjoying excellent natural light.

There are two bright and beautifully presented double bedrooms, while the stylish family bathroom has been finished with an extra-wide bath with shower over, striking tiling and quality brass fittings, perfectly complementing the heritage of the building.

Beautifully preserved period details are found throughout the home, including traditional sash and case windows which have been renovated and draft-proofed, working shutters, generous proportions and the impressive curved staircase within the entrance vestibule, all contributing to the property's unique character.

Further enhancing the appeal of the property are two versatile floored attic rooms, both with built-in storage, offering excellent flexibility of use, together with additional built-in storage cupboards off the reception hallway.









Beautifully designed with bespoke shaker cabinetry, quartz worktops and a striking range cooker, the kitchen perfectly balances timeless character with modern practicality.









The property has benefited from significant upgrading by the current owners, including a full rewire and installation of a new gas central heating system, while carefully preserving its original character.



Externally, there is a private west-facing rear garden which enjoys excellent afternoon and evening sunshine, together with a garden shed and coal cupboard, both of which are included in the sale.

Extras: to include all fitted carpets and fitted floor coverings, light fixtures and fittings and appliances.

Home Report Value: £325,000  
EPC Rating - C | Council Tax Band - C



## Property Features:

- Exceptional Category B Listed Main Door Upper Villa
- Newly renovated throughout with new heating system and full rewire
- Private main door entrance with curved staircase to first floor
- Elegant living / dining room with wood-burning stove
- Stunning bespoke breakfasting kitchen
- Two double bedrooms
- Contemporary family bathroom
- Two flexible floored attic rooms with built-in storage
- Sunny private west-facing rear garden with garden shed included
- Gas central heating
- Traditional sash and case windows with working shutters
- Unrestricted on-street parking





## 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 banks of the River Tyne. The village offers an idyllic lifestyle combined with excellent connectivity, with Edinburgh located just 22 miles away.

East Linton benefits from a range of local amenities including a Post Office, convenience store, award-winning butcher, restaurants and hotels. Extensive shopping facilities are available in nearby North Berwick, Dunbar and Haddington, where residents can enjoy local boutiques and major supermarkets.

For those who enjoy outdoor pursuits, East Lothian's breathtaking coastline and outstanding beaches are within easy reach, including the beautiful Tynninghame Beach with its long stretch of golden sands. The area also offers numerous countryside walks through woodland and surrounding farmland.

Golf enthusiasts are particularly well served, with East Lothian renowned for its exceptional courses. Indoor leisure facilities can be found in North Berwick, Dunbar and Haddington, all offering swimming pools, gyms and fitness classes.

The village benefits from an excellent primary school, with secondary schooling available in Dunbar. East Linton also enjoys excellent transport links via the A1 and its railway station, which provides regular services to Edinburgh and Berwick-upon-Tweed.



Let us help you find your next  
**dream property!**



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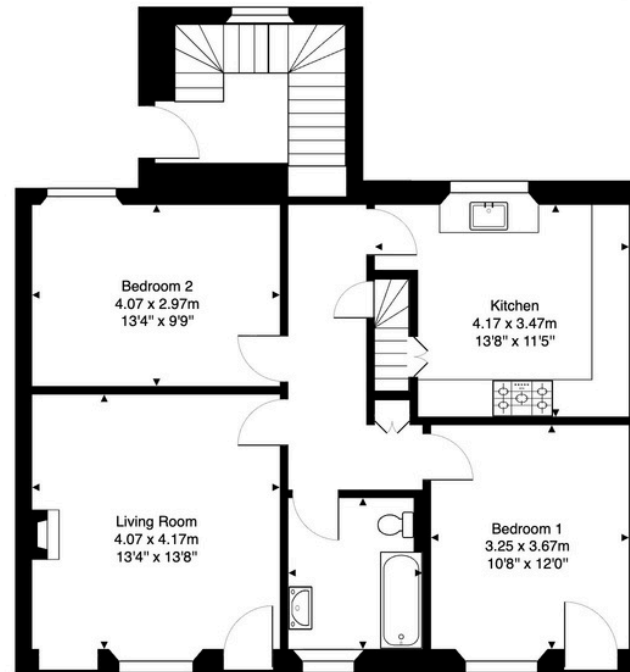
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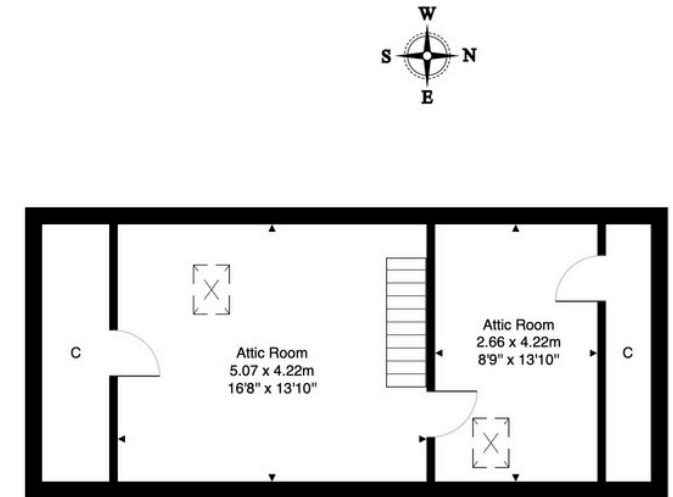
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DISCLAIMER Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any regulations. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.

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Ground / First Floor



Attic

Total Area: 122.8 m<sup>2</sup> ... 1322 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

