



16 High Street

EAST LINTON, EAST LOTHIAN, EH40 3AB

Property
PARIS STEELE

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PROPERTY DESCRIPTION

Set in the sought-after village of East Linton, this pristine two-bedroom apartment nestled on the picturesque High Street is a must-see.

As you enter the inviting hallway of this first-floor home the ambiance is warm and welcoming, and this carries through into the light-filled south-west-facing sitting room. Boasting two sash and case windows that offer captivating views of the High Street it has been tastefully finished. Enjoying a spacious footprint making it the perfect place to relax or entertain, it features a striking cast iron fireplace alongside an appealing neutral colour palette and plush carpeting. Thoughtfully designed the L-shaped modern kitchen across the hallway features white wall and floor units complemented by oak-effect worktops, a natural-toned splashback, and integrated appliances that include a gas hob and oven. Two generous and bright carpeted double bedrooms, one with an original cast iron fireplace and both with built-in storage, offer a restful retreat. Completing the accommodation is a stylish contemporary bathroom comprising a quality suite that includes a bath with a wall-mounted shower set against large porcelain wall tiles.

Minutes from an array of shopping, leisure, Train station, and dining opportunities and with ample on-street parking, 16 East Linton High Street presents the ideal opportunity for a first-time buyer or those looking for a desirable investment. There is also a unique opportunity to buy the adjoining flat, number 16A, these two flats are the only residences within the block.

FIXTURES & FITTINGS

All fitted floor coverings, window and light fittings, integrated appliances, and white goods will be included in the sale.



PROPERTY FEATURES

- ❑ First-floor apartment
- ❑ Refurbished throughout
- ❑ Excellent position
- ❑ Welcoming hallway with storage
- ❑ Bright sitting room
- ❑ Two double bedrooms
- ❑ Well-equipped modern kitchen
- ❑ Contemporary bathroom
- ❑ Secondary glazing
- ❑ Gas Central Heating

EAST LINTON

Recently 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.

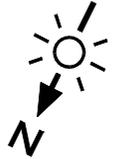
The newly opened East Linton train station connects the village to the East Coast Main Line, providing convenient access to Edinburgh and London. Edinburgh's City Centre is approximately a 40-minute drive via the A1.



High Street,
East Linton,
East Lothian, EH40 3AB



Approx. Gross Internal Area
762 Sq Ft - 70.79 Sq M
For identification only. Not to scale.
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PARIS STEELE

Thinking of selling your existing property?

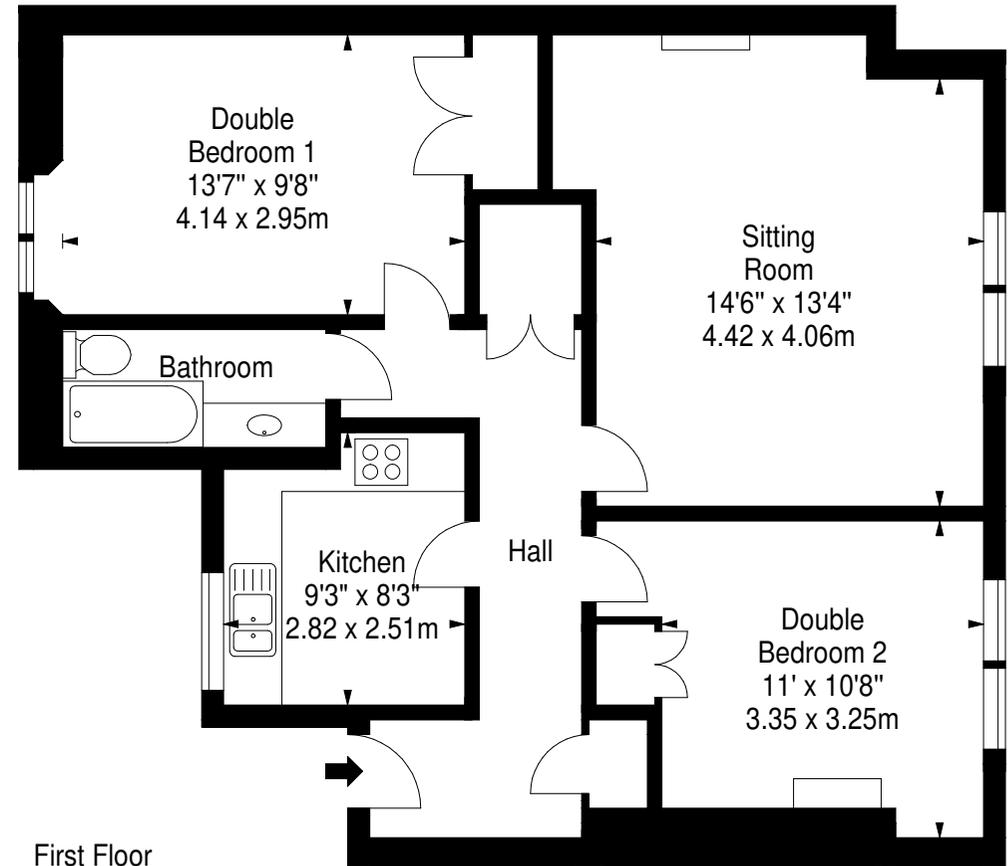
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First Floor

Property
PARIS STEELE

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 intending purchasers to satisfy themselves on these matters prior to conclusion of missives. All sizes are approximate.
2. The Home Report and more information for this property is available from 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. 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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