



16A High Street

EAST LINTON, EAST LOTHIAN, EH40 3AB

Property
PARIS STEELE

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A charming one-bedroom flat located on the picturesque East Linton High Street



PROPERTY DESCRIPTION

This charming and meticulously maintained one-bedroom first-floor apartment is situated on the picturesque East Linton High Street, directly above Linton Butchers. Recently refurbished to a high standard, this property offers a delightful living space with a shared private street doorway with stair leading up to the first-floor entrance.

Upon entering, you'll find a welcoming hallway that provides ample storage.

The bright and airy sitting room is beautifully carpeted and neutrally decorated, boasting large windows that provide lovely views of the bustling high street below. This space offers a warm and inviting atmosphere for relaxation or entertainment.

The generous double bedroom continues the neutral decor and is also carpeted.

A well-equipped modern kitchen is a well-designed, offering a range of both wall and base units for efficient storage. Integrated appliances are included.

The shower room features a white suite and a stylish feature panelled wall within the shower enclosure. It provides a clean and contemporary space.

This property is an ideal choice for those looking for their first home or seeking an investment opportunity. With all amenities conveniently located right at your doorstep, you'll enjoy the convenience of easy access to shopping, dining, and more, making 16A High Street, East Linton, a desirable place to call home.

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
- ✘ Recently refurbished.
- ✘ Excellent position
- ✘ Welcoming hallway
- ✘ Bright sitting room
- ✘ Spacious bedroom
- ✘ Well-equipped modern fitted kitchen
- ✘ Shower room
- ✘ Secondary glazing
- ✘ Electric heating
- ✘ EPC - E
- ✘ Council tax band - B

EAST LINTON

East Linton is an attractive village with a thriving community situated in the heart of the county. There is an excellent selection of local shops in the village including an award-winning butcher, The Mart farm shop which has a Post Office and cafe, two further cafes, the Bostock sourdough bakery and cafe and two local pubs both with dining facilities. Whitekirk Hill with its gym, swimming pool, children's soft play and cafes is close by and there is easy access to the inland part of the John Muir Way, historic sites and lovely countryside walks. For the golf enthusiast there are several fantastic courses, including the nearby West Links, North Berwick and The Glen Golf Course.

There are also a great choice of beaches within easy reach including Tynninghame Beach with clear water that goes out for miles, Dunbar beach front a beautiful place to visit, rich in history and scenery. A wide range of shops, restaurants, supermarkets and leisure facilities are available in nearby North Berwick and Haddington. There is a local primary school and the property is within the catchment area for Dunbar Grammar School. Private schooling is also available at Compass in Haddington, Belhaven Hill in Dunbar, Loretto in Musselburgh with further choices available in Edinburgh.

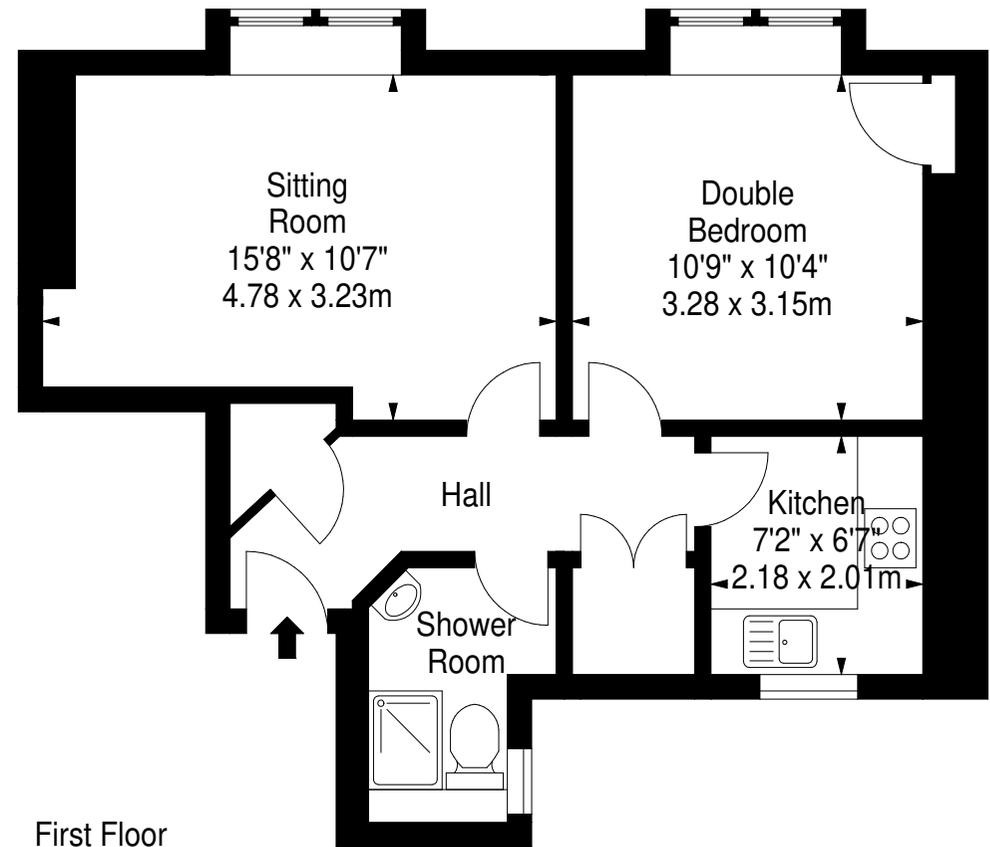
There is quick access to Edinburgh City Centre, the City Bypass as well as the Central Scotland Motorway network and Edinburgh International Airport. A train link from either North Berwick or Drem is available and East Linton train station is also projected in the near future and will provide easy commuting to Edinburgh



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



Approx. Gross Internal Area
450 Sq Ft - 41.81 Sq M
For identification only. Not to scale.
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01620 497 497

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Property
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First Floor

Please Note:

- 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.
- The Home Report and more information for this property is available from parissteele.com
- 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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