

SIMPSON & MARWICK



1A The Square, East Linton, East Lothian, EH40 3AD



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EPC: C (71)

Council Tax - D

Characterful two-bedroom main door flat in the heart of East Linton.



- Spacious & unique two-bedroom main door flat
- Impressive double aspect sitting/dining room with wood-burning stove
- Well-appointed kitchen with outlook to church clock tower
- Bright upper study/landing area with striking cupola
- Generous principal bedroom with walk-in wardrobe
- Second double bedroom offering flexible accommodation
- High ceilings and excellent natural light throughout
- Central village location with amenities and countryside walks on the doorstep

1A The Square is a spacious and unique two-bedroom main door flat, offering a flexible and appealing layout. Combining period character with contemporary finishes, the property enjoys high ceilings, an abundance of natural light, and an attractive open outlook, all set in the heart of the sought-after village of East Linton.

The accommodation begins with a welcoming entrance hall, leading upstairs to a bright and versatile study or additional reception space, enhanced by a striking cupola that fills the area with natural light and creates an immediate sense of openness. The kitchen is well planned and fitted with an excellent range of units complemented by warm wooden worktops, while also enjoying a charming outlook towards the nearby church clock tower. A bathroom with shower over bath serves this level. The sitting and dining room is particularly impressive, benefitting from a double aspect that allows light to pour in throughout the day. Offering ample space for both relaxing and entertaining, the room is centred around a period fireplace with a wood-burning stove, creating a warm and inviting focal point. A second double bedroom provides flexible accommodation, ideal for guests, family, or home working if required. A further staircase leads to the principal bedroom, a generous and peaceful space with two windows and the added benefit of a walk-in wardrobe.

A bright and characterful two-bedroom main door flat offering flexible accommodation, period charm and modern comfort, ideally located in the centre of East Linton with local amenities and countryside walks close at hand.

Location

East Linton is an attractive village with a thriving community situated in the heart of the county, close to East Lothian's beaches. There is an excellent selection of local shops in the village all within walking distance of the property including an award winning butchers, The Mart farm shop which has a post office and there are 2 local pubs both with dining facilities. A wider range of shops, restaurants, supermarkets and leisure facilities are available in nearby Dunbar, North Berwick and Haddington. A tennis court and bowling green are within walking distance and there is easy access to the John Muir Way, historic sites and lovely countryside walks. 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 easy access to Edinburgh City Centre, the City Bypass as well as the Central Scotland Motorway network and Edinburgh International Airport. A train link from East Linton is also projected and will provide easy commuting to Edinburgh.

Fixtures and Fittings

All light fittings, wall fixtures, integrated oven, hob, extractor hood, fridge/freezer & washing machine, butchers block in kitchen, super king bed & chest of drawers in main bedroom, are included in the sale.

Viewing Details

By appointment contact Simpson & Marwick



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Approx. Gross Internal Area:
1302.43 Sq Ft (121 Sq M)

For Identification purposes only. Not to scale.



Simpson and Marwick

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		