

SIMPSON & MARWICK



50 High Street, East Linton, East Lothian, EH40 3BH



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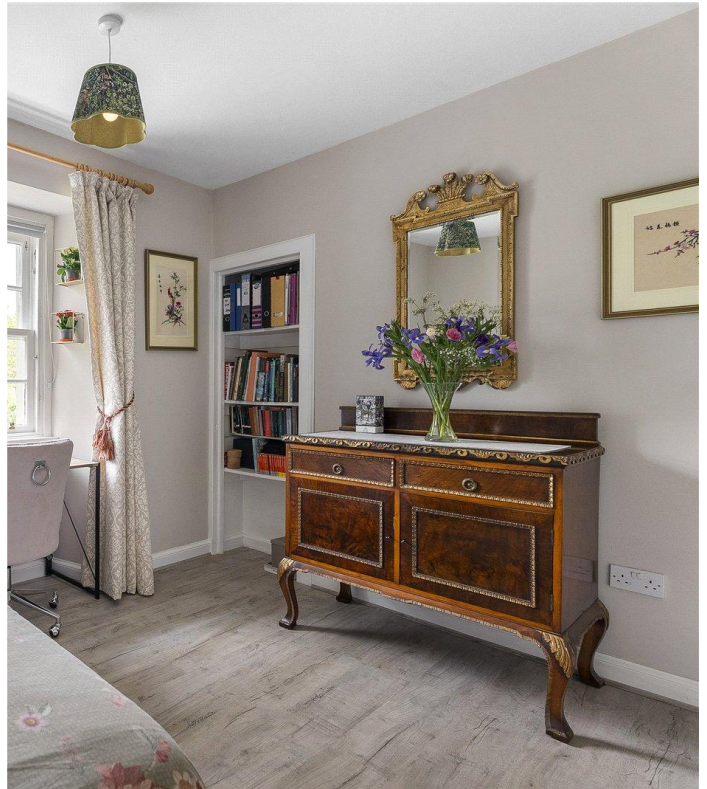
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EPC: C (75)

Council Tax - C

Charming listed upper villa with beautiful private garden in the heart of East Linton.



- Charming two-bedroom upper main door flat
- Forming part of a handsome listed building
- Open-plan sitting room overlooking the garden
- Spacious kitchen/dining room with shaker cabinetry & Belfast sink
- Handy utility space off the kitchen
- Principal bedroom with excellent built-in wardrobes
- Second bedroom with large walk-in storage/dressing space
- Stylish modern shower room
- Beautiful private garden with patio, pond, planting & vegetable beds
- Immaculately presented throughout
- Central East Linton location close to local amenities, train & countryside walks

50 High Street is a charming two-bedroom upper main door flat forming part of a handsome listed building in the heart of the sought-after village of East Linton. Beautifully presented throughout, the property combines character and warmth with stylish contemporary finishes, while also benefitting from a truly special private garden, a wonderful sun trap and a real hidden gem.

Entering the property, you are welcomed into an inviting open-plan sitting room, a bright and comfortable space enjoying lovely views towards the garden. A useful storage cupboard is also located here.

At the heart of the home is the spacious kitchen and dining room, a particularly appealing room with views along East Linton High Street. The kitchen has been thoughtfully designed with modern shaker-style cabinetry, integrated appliances and a traditional Belfast sink, creating a space that feels both practical and full of character. A handy utility area sits just off the kitchen, adding further convenience. The principal bedroom is positioned to the rear of the property and benefits from excellent built-in wardrobes providing generous storage. Bedroom two is situated to the front and benefits from a large walk-in cupboard, ideal as a dressing area or additional storage space. Completing the accommodation is a sleek modern shower room, finished with marble-effect wet wall panelling and a built-in drawer vanity unit.

Externally, the property continues to impress with its beautifully maintained private garden. Lovingly tended and full of colour and character, this enchanting outdoor space features a variety of mature plants and shrubs, vegetable beds, herbs, fruit planting, lawned areas, a small pond and a patio perfectly positioned for enjoying the sunshine. A truly delightful setting that feels wonderfully private and peaceful.

Presented in immaculate condition throughout, this is a rare opportunity to acquire a charming and characterful home in one of East Lothian's most desirable villages.

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

Selected light fittings, all blinds, integrated ovens, hob, extractor hood, fridge/freezer & dishwasher, are included in the sale.

Viewing Details

By appointment contact Simpson & Marwick

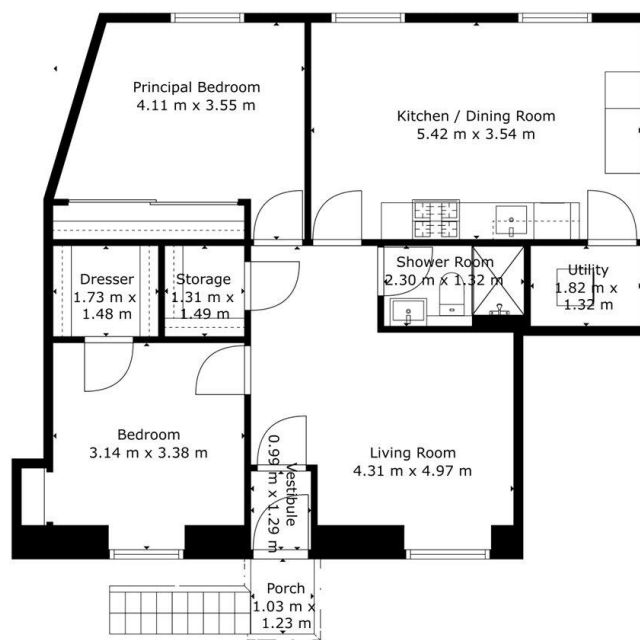


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Approx. Gross Internal Area:
807.293 Sq Ft (75 Sq M)

For Identification purposes only. Not to scale.



Simpson and Marwick

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