

SIMPSON & MARWICK



14 Langside, East Linton, East Lothian, EH40 3AN



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EPC: C (71)

Council Tax - D

Immaculate bungalow with beautiful gardens in the heart of East Linton.



- Immaculately presented two-bedroom link-detached bungalow
- Quiet residential setting in sought-after East Linton
- Bright sitting/dining room with sliding doors to garden
- Well-appointed fitted kitchen
- Two generous double bedrooms with fitted wardrobes
- Spacious wet room
- Beautifully landscaped gardens to the front, side & rear
- Sunny patio, lawn, mature planting & fruit trees
- Gated driveway & single garage
- Short walk to local amenities & East Linton train station
- Ideal for downsizers, professionals, or those seeking single-level living

Beautifully presented throughout, 14 Langside is a bright and spacious two-bedroom link-detached bungalow, quietly positioned within the sought-after village of East Linton. Set behind an attractive stone wall and surrounded by beautifully maintained gardens, this immaculate home offers comfortable single-level living just a short walk from the village's excellent amenities and the train station, making it ideal for commuters and those looking to enjoy village life.

A welcoming entrance hallway, complete with two useful storage cupboards, leads through to the generous sitting and dining room at the rear of the property. Bathed in natural light, this inviting space enjoys lovely views over the private rear garden, with sliding patio doors providing direct access outside, creating a seamless connection between the home and its peaceful surroundings. The well-appointed kitchen is positioned to the front of the property and offers an excellent range of fitted units, integrated and freestanding appliances, and generous worktop space, creating a practical and functional area for everyday living.

Both bedrooms are generous doubles, each benefiting from excellent fitted wardrobe storage while still offering plenty of room for additional freestanding furniture. A spacious wet room completes the internal accommodation.

The beautifully maintained gardens are a particular highlight of the property. Wrapping around the front, side, and rear, they have been thoughtfully designed and meticulously cared for. To the front, a combination of patio, gravel, attractive terraced beds, and a useful bin store create a welcoming approach, while a gated driveway leads to the single garage. The sunny rear garden is equally impressive, featuring a lawn, patio seating areas, mature planted borders, shrubs, and fruit trees, providing a peaceful and private space to enjoy throughout the seasons.

Presented in true move-in condition and surrounded by beautifully landscaped gardens, 14 Langside offers an excellent opportunity for a wide range of buyers. Whether you're looking to downsize, enjoy the ease of single-level living, or simply embrace village life with excellent transport links close by, this delightful home is ready to be enjoyed.

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 fitted floor coverings, all blinds, selected curtains, light fittings, integrated oven, hob, extractor hood, freestanding fridge/freezer, washing machine, electric fireplace, summer house, arbour and bin store, are included in the sale.

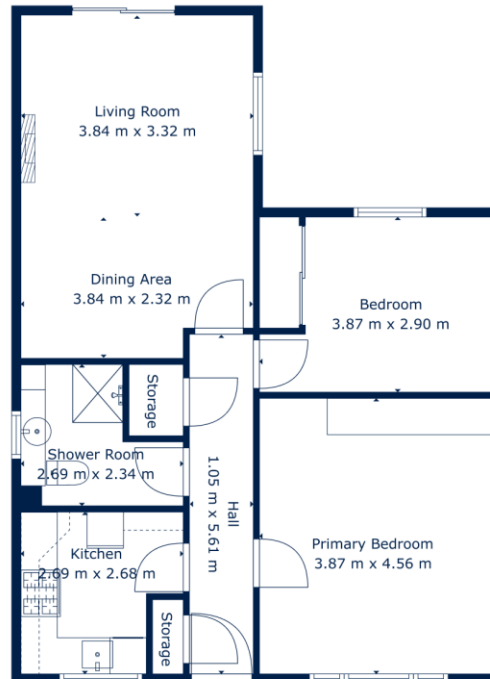
Viewing Details

By appointment contact Simpson & Marwick



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For Identification purposes only.
Not to scale.

14 Langside

East Linton, East Lothian, EH40 3AN

Approx. Gross Internal Area:
775.002 Sq Ft (72 Sq M)

Simpson and Marwick

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		