



SIMPSON & MARWICK

5 BROWNS PLACE, EAST LINTON, EAST LoTHIAN, EH40 3BG



Beautifully presented and full of period charm, this delightful two-bedroom lower main door flat forms part of a traditional stone-built house in the heart of the sought-after village of East Linton. Combining elegant original features with generous accommodation and an extraordinary private garden, this is a home that offers both character and lifestyle in equal measure.

A welcoming vestibule leads into a hallway where impressive ceiling heights and ornate cornicing set the tone. The spacious front sitting room is flooded with natural light from a large sash window and centres around a striking cast-iron and

marble fireplace, alongside a traditional Edinburgh press. To the rear, the bright dining kitchen overlooks the garden, offeringshaker-style cabinetry, generous worktops, and dining space, with a

practical utility room providing direct garden access.



There are two generous double bedrooms: the peaceful principal bedroom overlooks the rear, while the versatile second bedroom, currently a home office, features a beautiful fireplace and a second Edinburgh press.

A characterful cottage-style bathroom completes the interiors.

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The gardens are a true property highlight. The neatly planted front garden enjoys morning sun, while the substantial, lovingly established rear garden unfolds into sweeping lawns, colourful borders, patios, and mature trees that provide year-round

interest and a peaceful retreat. Excellent additional storage includes a shared stone-built store, log store, garden shed, and drying area. Ample unrestricted on-street parking is available directly outside.

A charming period home offering elegant accommodation, beautiful original features, and one of East Linton's most impressive private gardens, all within easy walking distance of the village's amenities.



East Linton is an attractive village with a thriving community, ideally located close to East Lothian's beautiful coastline. The village offers an excellent range of local amenities, including an award-winning butcher, The Mart Farm Shop with Post Office, and two popular pubs with dining facilities.

Further shopping, leisure and restaurant options are available in nearby Dunbar, North Berwick and Haddington. Excellent recreational facilities include a tennis court, bowling green, easy access to the John Muir Way and an abundance of countryside walks.



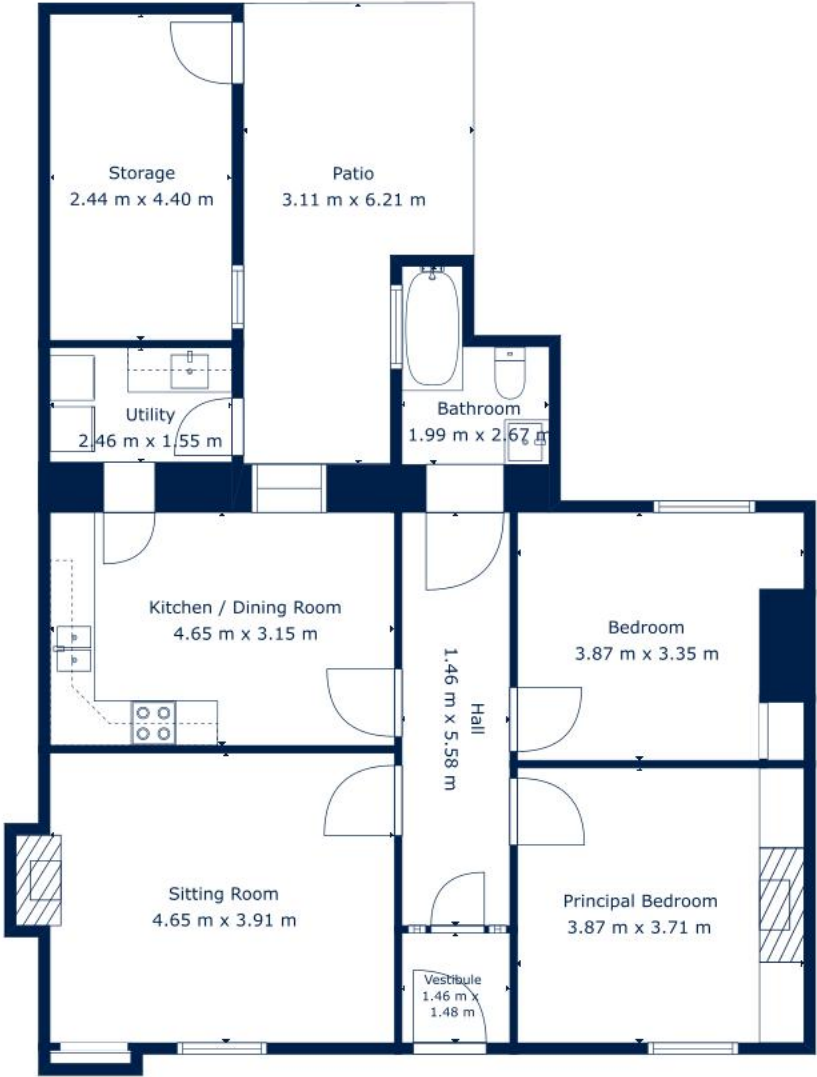
Schooling is available at East Linton Primary and Dunbar Grammar, with a selection of highly regarded private schools nearby. The property is well placed for commuting, with excellent road links to Edinburgh, the

City Bypass and the motorway network. East Linton's railway station, approximately a 10-minute walk away, offers regular ScotRail and CrossCountry services to Edinburgh and beyond.

All fitted floor coverings and the freestanding cooker are included in the sale.

Viewing by appointment contact Simpson & Marwick.





For Identification purposes only.
Not to scale.

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