



7 BROWNS PLACE

East Linton, East Lothian, EH40 3BG



1

Public Room



1

Bedrooms



1

Bathroom



7 BROWNS PLACE

Occupying multiple levels of a listed village property in the highly desirable East Linton, this one-bedroom home boasts a private ground-floor main-door entrance; first-floor accommodation comprising open-plan living/dining/kitchen space, a double bedroom, and a bathroom, plus a versatile second-floor attic room with stunning Traprain Law views. The charming home further benefits from a generous enclosed garden with a garden office and shed, plus on-street parking and potential to reinstate private off-road parking to the rear of the garden.

Extras: All fitted floor coverings, window coverings, light fittings, and appliances are included in the sale.







EPC
RATING



COUNCIL
TAX BAND

VIEWING

By appointment only
with Gilson Gray on
0131 516 5366

Features

- Highly desirable conservation village
- Spacious upper flat in a C-listed Victorian property
- Bright, tastefully styled contemporary interiors throughout
- Ground-floor main-door entrance and upper hall with storage
- Open-plan living/dining/kitchen with a log burner
- Main double bedroom
- Versatile attic room with stunning Traprain Law views
- Stylish bathroom with rainfall shower over the bath
- Generous enclosed garden with a shed and garden office
- Lawn, raised vegetable/plant beds, and leafy borders
- Convenient on-street parking plus potential to reinstate private off-road parking to the rear









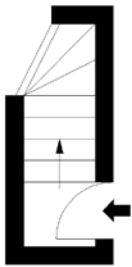
EAST LINTON, EAST LoTHIAN

Featured on The Sunday Times' coveted Best Places to Live in Scotland list for 2026, East Linton is a picturesque conservation village nestled on the edge of the River Tyne. The quaint area offers an ideal village lifestyle and an easy commute into Edinburgh, which is only 22 miles away. East Linton benefits from good local amenities, such as a Post Office, a convenience store, an award-winning butcher's shop, restaurants, and hotels. Extensive shopping is available in nearby North Berwick, Dunbar, or Haddington, where you can find all the necessary amenities, local boutiques, and large supermarkets. For those who enjoy outdoor pursuits, East Lothian's breath-taking coastline with its outstanding beaches is within easy reach, including the remote Tynninghame Beach with its long stretch of golden sands. The area is home to various countryside walks too, exploring woodlands and vibrant farmlands. For golf enthusiasts, East Lothian boasts a wealth of renowned courses that feature magnificent greens and fairways. Indoor leisure centres can be found at North Berwick, Dunbar, and Haddington, all of which offer swimming pools, gyms, and fitness classes. The village benefits from an excellent primary school, with secondary schooling available in Dunbar. East Linton has excellent links to the A1, as well as a train station with regular services to Edinburgh and Berwick-upon-Tweed.

FLOORPLAN

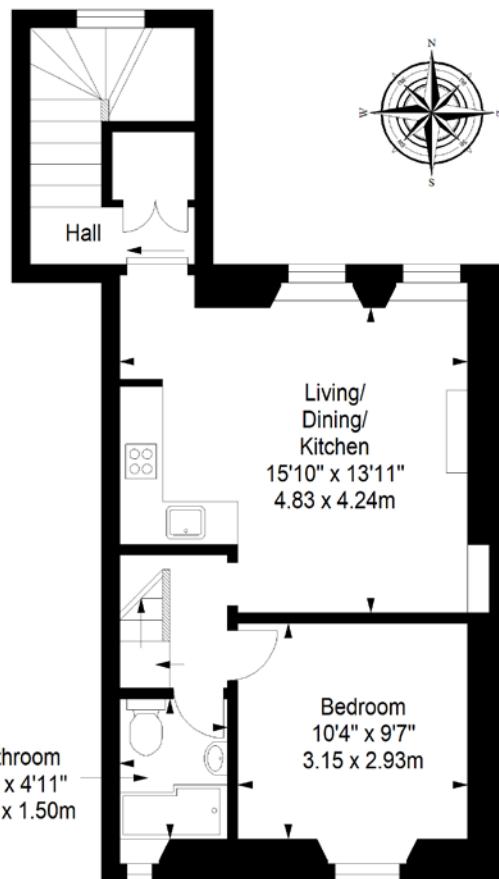
Ground Floor

Approx. 3.0 sq. metres (32.3 sq. feet)



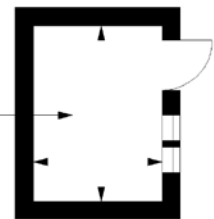
First Floor

Approx. 46.8 sq. metres (503.8 sq. feet)



Shed

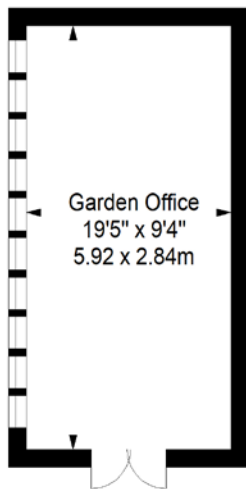
Approx. 4.3 sq. metres (46.3 sq. feet)



Shed
8'0" x 5'10"
2.45 x 1.77m

Garden Office

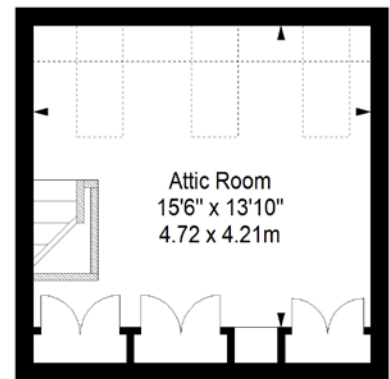
Approx. 16.8 sq. metres (180.8 sq. feet)



Garden Office
19'5" x 9'4"
5.92 x 2.84m

Second Floor

Approx. 22.1 sq. metres (237.9 sq. feet)



Attic Room
15'6" x 13'10"
4.72 x 4.21m

Total area: approx. 71.9 sq. metres (774.0 sq. feet)

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