



GARDEN STIRLING BURNET

32 MCCALL GARDENS

EAST LINTON, EAST LoTHIAN, EH40 3AP



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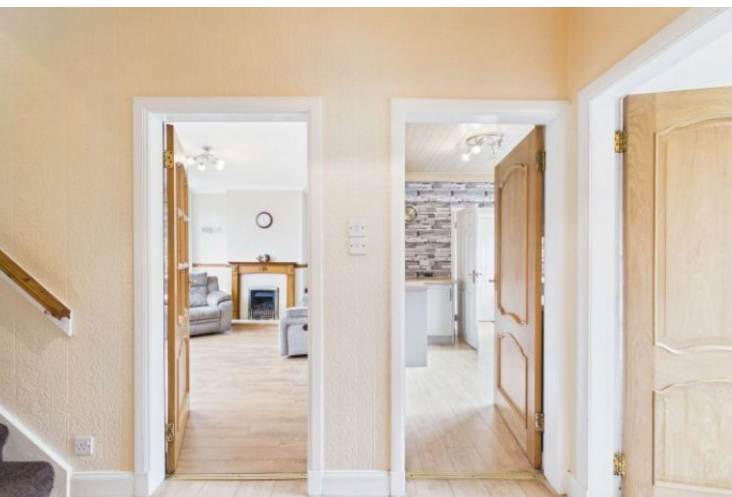
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PROPERTY SUMMARY



Set within a peaceful cul-de-sac in the desirable village of East Linton, this modern semi-detached home offers bright, well-presented accommodation arranged over two floors. Ideally suited to families, couples and professionals, the property combines a tranquil setting with excellent access to local amenities and the wider East Lothian area. The welcoming interior features a generous living room with a fireplace, a modern fitted kitchen and useful rear hall with utility and storage space. Three well-proportioned first-floor bedrooms benefit from built-in wardrobes, complemented by a ground-floor shower room. Enclosed front and rear gardens provide attractive outdoor space, while a driveway offers convenient off-street parking.

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





"A three-bedroom family home with a reception room and modern kitchen."

FEATURES

- Modern semi-detached house in East Linton
- Quiet cul-de-sac location
- Bright accommodation over two floors
- Entrance hall with useful storage
- Generous living room with fireplace
- Modern fitted kitchen
- Rear hall and utility/store
- Naturally-lit landing with storage
- Three first-floor bedrooms with built-in wardrobe
- Ground-floor shower room
- Private front and rear gardens
- Private driveway for off-street parking
- Gas central heating and double glazing

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CLICK HERE
for a virtual tour of the property



"Boasting excellent storage, plus
private gardens and parking"





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 breathtaking 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.







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HOUSE SALES

If you have a house to sell, we provide free pre-sales advice, including valuation. We will visit your home and discuss in detail all aspects of selling and buying, including costs and marketing strategy, and will explain GSB Properties' comprehensive services.

1. While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.
2. Interested parties are advised to note interest through their solicitor as soon as possible in order to be kept informed should a Closing Date be set. The seller will not be bound to accept the highest or any offer.

FLOORPLAN



Main Floor



Floor Level 2



GARDEN STIRLING BURNET

Approximate total area⁽¹⁾

80 m²
861 ft²

Reduced headroom

1.3 m²
14 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.



EPC
RATING

D

COUNCIL
TAX BAND

C