

9 THE SQUARE

East Linton, East Lothian, EH40 3AD



GILSON GRAY

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A rarely available TRADITIONAL TOWNHOUSE

This rarely available four-bedroom mid-terrace townhouse is a unique property that has lots of charming features. The traditional residence was the former family home of Scotland's famous Victorian history painter, John Pettie, and it comes complete with a memorial plaque celebrating his time in the property. Today, the home's interiors are finished to modern standards while retaining characterful period details. It boasts two reception rooms, a generously appointed kitchen, and a large study. A Jack-and-Jill en-suite and a family bathroom add practicality, alongside excellent storage. Furthermore, it has an expansive rear garden and an elevated terrace, promising lots of outdoor space for families. Part of the East Linton conservation area, the property has a prime location in the village too, set a mere stone's throw from the High Street and train station. It has easy access to amenities, the local school, and transport links, while offering a sought-after lifestyle close to East Lothian's picturesque countryside and spectacular coastline.

GENERAL FEATURES

A rarely available traditional townhouse
Part of the East Linton conservation area
Modern interiors with period features
A unique and characterful family home
EPC Rating - C | Council Tax band - E

ACCOMMODATION FEATURES

Welcoming entrance vestibule and bright hall
Spacious living room with a log-burning stove
Dining room with French doors to a terrace
Fitted kitchen that is generously appointed
Three double bedrooms (one with built-in wardrobe)
Study/ fourth bedroom with storage, shelving, and garden access
Utility room with a storage room with a washing machine
Jack-and-Jill en-suite wet room with 3pc suite
3pc family bathroom with overhead shower

EXTERIOR FEATURES

Elevated terrace with far-reaching views
Substantial rear garden that is fully enclosed
Abundant fruit trees and plants
Direct access from the garden to the River Tyne
Unrestricted on-street parking to the front

PROPERTY NAME

9 The Square

LOCATION

East Linton, EH40 3AD

APPROXIMATE TOTAL AREA:

182.1 sq. metres (1960.2 sq. feet)

The floorplan is for illustrative purposes.
All sizes are approximate.

● GROUND-FLOOR ● FIRST-FLOOR ● SECOND FLOOR





A warm and **INVITING** **INTRODUCTION** to a unique family home

Welcome to a traditional four-bedroom (plus study) townhouse in East Linton village, which boasts a rich history and an abundance of character, providing generous accommodation and an impressively large garden.

The home begins with an entrance vestibule and bright hall which provides direct access to the rear garden. It is a warm and inviting introduction that hints at the wealth of accommodation to follow.



RECEPTION ROOMS

with attractive features





SPACIOUS LIVING ROOM

with a log-burning stove



The two reception areas are on the first floor. The living room, presented in deep red tones and white detailing, enjoys a spacious footprint with west-facing windows that frame a lovely view of the listed buildings opposite. Soft carpeting ensures underfoot comfort, while fitted shelves provide excellent storage for books and display items. A handsome period fireplace inset with a log-burning stove adds a striking focal point, completing the room.

DINING ROOM

with French doors to a terrace

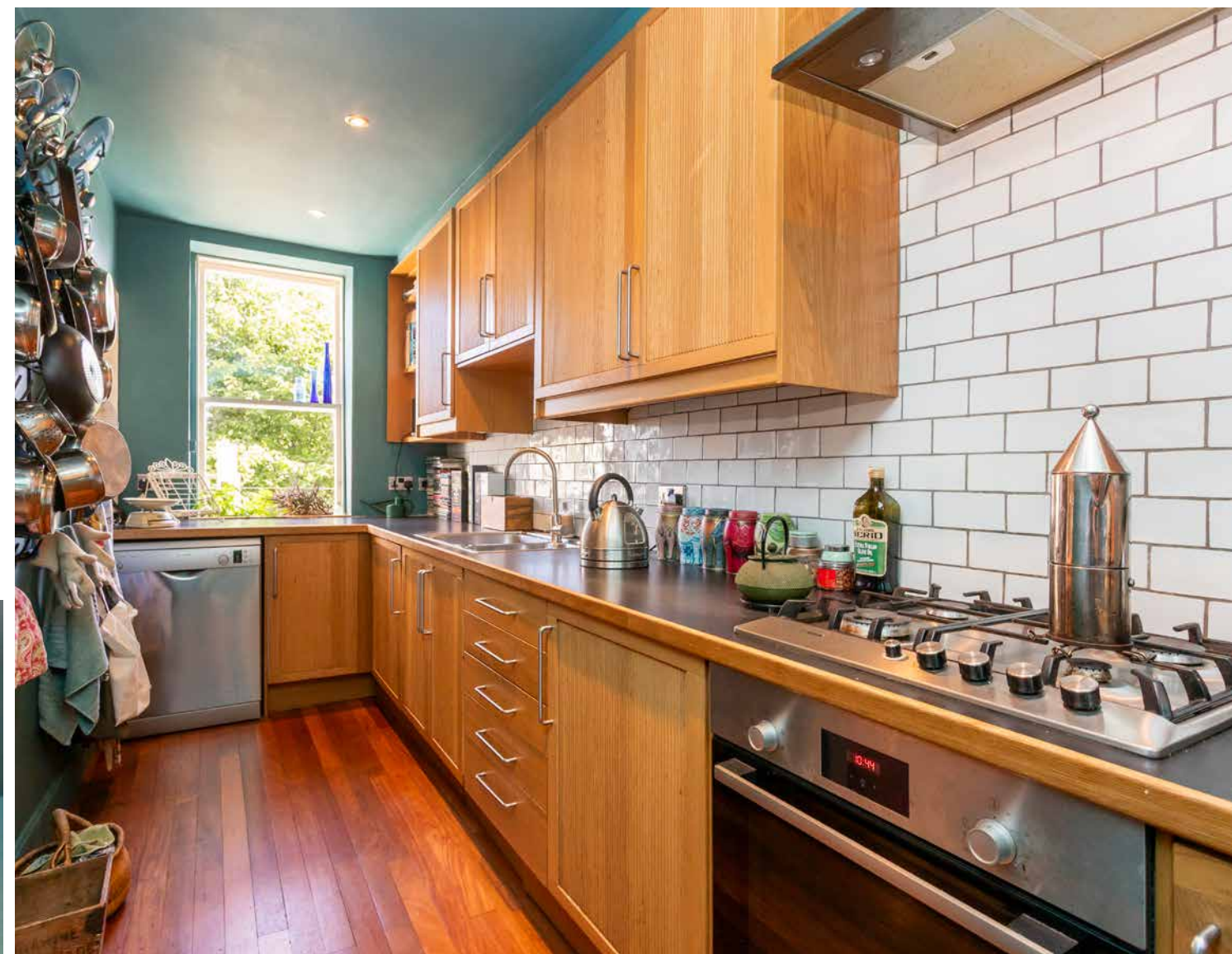


Meanwhile, the dining area is the perfect size for intimate meals together. It has attractive styling too, pairing light tones with tongue-and-groove panelling and lively accent William Morris design wallpaper. It also has a feature fireplace which has been transformed into book storage. Additionally, French doors extend the space out onto the garden terrace – ideal for outdoor dining in the summer.





Generously appointed
KITCHEN
that complements the home's styling



Openly accessed from the dining room, the kitchen offers convenience and practicality. It features a generous range of wood-fronted cabinets and sweeping worksurfaces backed by metro-style splashbacks in white. Bold décor and hardwood flooring complement the design and the home's aesthetics.

FOUR BEDROOMS

with
unique
features



The four bedrooms all have their own character and unique features. On the ground floor, the principal bedroom is a large double which can accommodate a wide assortment of furnishings. It has a trio of windows with wooden shutters as well, adding to its charm and airy ambience.







Nearby, the utility room provides homeowners with a flexible space that has the advantage of a storage room with a washing machine and generous fitted shelves. Double doors extend this room into a neighbouring dual-aspect versatile fourth bedroom or study with further fitted storage and shelving. Made for two people to work from home, this fantastic space also affords access to the rear garden.



The two remaining double bedrooms are on the second floor: one with a feature bullseye window and the other with dual-aspect windows, wood-panelled walls, and a built-in wardrobe. All four rooms enjoy light décor, and the two upper rooms benefit from laid carpet and stained softwood flooring.



Conveniently located

BATHROOM FACILITIES

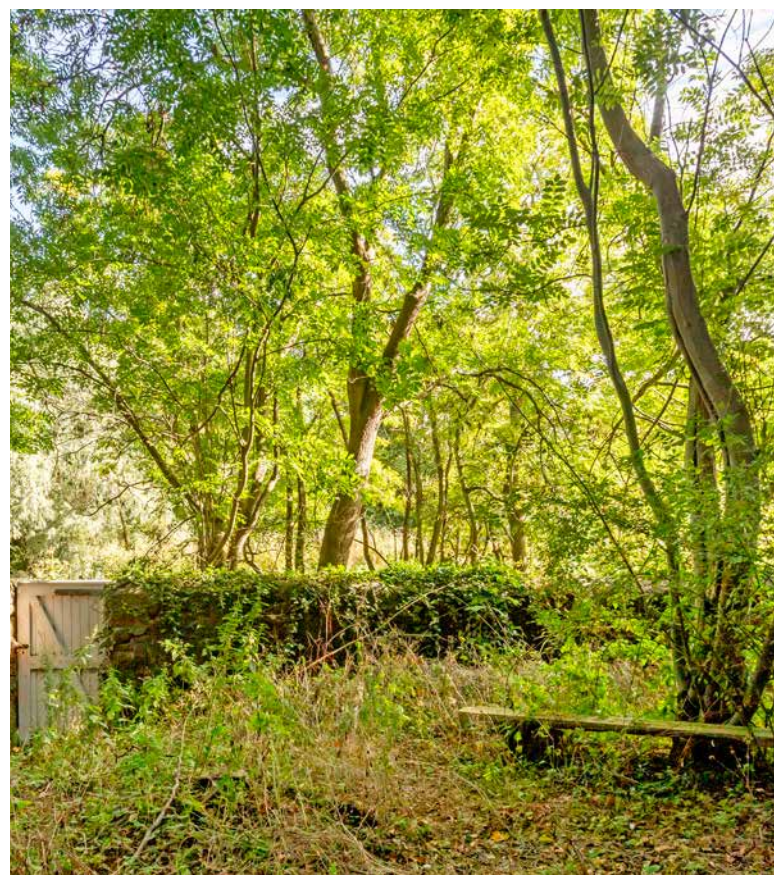


Conveniently, the ground floor is served by a three-piece Jack-and-Jill en-suite wet room, connected to the principal and fourth bedrooms. It is fitted with a washbasin, a towel radiator, a shower area, and a toilet separated by a partition. The three-piece family bathroom is on the second floor by the remaining bedrooms, featuring a pedestal washbasin, a toilet, and a freestanding rolltop bath with an overhead shower.

Extras: all fitted floor and window coverings, light fittings, integrated kitchen appliances (oven, gas hob, and washing machine) an undercounter fridge, a freezer, and a dishwasher to be included in the sale. Please note, no warranties or guarantees shall be provided in relation to any of the moveables and/or appliances included in the price, as these items are to be left in a sold as seen condition.

Mature garden OFFERING SPACE & SERENITY

Externally, the home boasts a substantial rear garden that is fully enclosed, providing a secure setting for families and a lot of outdoor space to explore. It features the raised terrace with far-reaching views, as well as patio areas and lawns weaving between leafy plants, vegetable beds, and mature trees. It has a wide variety of established fruits too, including plum, pear, and four types of apple trees, redcurrants, blackcurrants, gooseberries, and raspberries - all producing a bountiful harvest. The garden has direct access to the River Tyne as well, adding to its natural beauty. Finally, unrestricted on-street parking is available in front of the home.







EAST LINTON

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.





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