

34 ORCHARDFIELD

EAST LINTON, EH40 3DN

1 | 2 | 1





PROPERTY SUMMARY

Set in East Linton within easy reach of excellent amenities, including the mart/post office, train station and bus links, this mid-terraced house offers bright, well-proportioned accommodation over two levels, extending to approximately 791 square feet, and now presents an excellent opportunity for a buyer to modernise and tailor the interior to their own taste. The ground floor opens with an entrance vestibule and hall leading to a generous living room and a dining kitchen with space for everyday meals and a door out to the rear garden. Upstairs, the landing gives access to two comfortable double bedrooms, a shower room and useful storage, including fitted wardrobes in the principal bedroom. The house also benefits from private gardens to the front and rear, unrestricted on-street parking, electric central heating and double glazing, making it a practical home with clear potential for improvement. Extras: All fitted floor coverings, light fittings, electric fire and surround are included in the sale.

FEATURES

- Mid-terraced house in picturesque East Linton
- Exciting scope for modernisation
- Entrance vestibule and rear hall with storage
- Generous sun-facing, dual-aspect living room with fireplace
- Well-appointed kitchen and dining room
- Rear door opening to the garden
- Two comfortable double bedrooms with wardrobes
- Separate landing storage cupboard
- Shower room with three-piece suite
- Private front and rear gardens
- Unrestricted on-street parking
- Electric central heating and double glazing

34 ORCHARDFIELD
EAST LINTON, EH40 3DN







CLICK HERE
for a virtual tour of the property

A two-bedroom home with private gardens, offering excellent scope for modernisation.







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 Tyninghame 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.







OFFERS TO:
22 Hardgate
Haddington
EH41 3JS

Tel: 01620 825 368
Fax: 01620 824 671

DX540733 Haddington

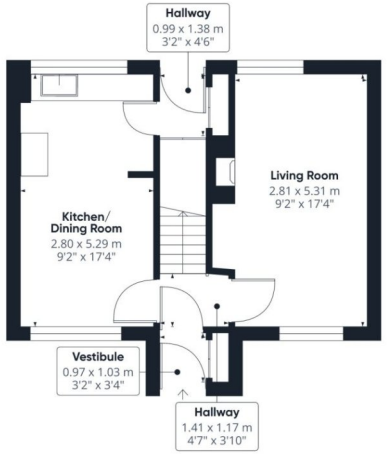
espc

HOUSE SALES

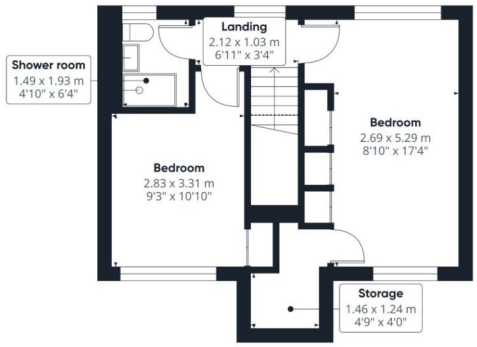
If you have a house to sell, we provide free pre-sales advice, including valuation. We will visit your home and discuss in detail all aspects of selling and buying, including costs and marketing strategy, and will explain GSB Properties' comprehensive services.

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)

73.6 m²
791 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.

PROPERTY STUDIOS

EPC RATING D

COUNCIL TAX BAND C