

15 Longstone Avenue

EAST LINTON, EH40 3BS

Property
PARIS STEELE

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PROPERTY DESCRIPTION

In turn-key condition, this three-bedroom semi-detached property in the desirable village of East Linton will appeal to growing or established families.

From the entrance vestibule with access to a guest WC, you enter a light-filled and spacious south-west-facing sitting room. Boasting a warm colour palette and plush carpeting it exudes a cosy and inviting ambience. A seamless flow then takes you through to the bright dining kitchen which in turn opens to the rear garden. Modern in design, the kitchen showcases wood-effect wall and floor units, ample worktops, a tiled splashback and high-spec integrated Zanussi appliances that include an integrated gas hob, oven and slanted extractor hood. Completing the living and reception space is a stylish and well-appointed conservatory.

On the first floor three bedrooms, two doubles and a single, each have built-in storage and share a sleek shower room.

Externally the enclosed rear garden with a small lawn, paving, borders, and raised decked seating area provides a peaceful retreat in which to relax. The integral garage and shared driveway offer off-street parking. Additional Information: The property is factored by Hacking & Paterson. Approx. £13 per month.

FIXTURES & FITTINGS

All fitted floor coverings, light fixtures, curtains and blinds, integrated oven, gas hob and extractor, microwave, free-standing washing machine, dishwasher and fridge freezer will be included in the sale.







PROPERTY FEATURES

- Three-bedroom semi-detached home
- Bright and spacious south-west facing sitting room
- Dining kitchen opening to the rear garden
- Three bedrooms
- Contemporary shower room
- Enclosed rear garden
- Driveway and integral garage
- Double glazing
- Gas central heating
- EPC - C
- Council tax band - D
- Tenure - Freehold
- Factor Fee - Approx. £13 per month

EAST LINTON

Recognised by The Sunday Times as one of the best places to live in Scotland, East Linton is a picturesque East Lothian village situated 23 miles from Edinburgh, nestled between Haddington and Dunbar. With its charming square, attractive architecture, and wide leafy streets it is bursting with character. There is an excellent selection of local shops including an award-winning butcher, The Mart Farm Shop which has a Post Office and cafè, the artisan Bostock Bakery and Patisserie and two family-friendlypubs. Further retail, dining, and leisure facilities are available in North Berwick, Dunbar, and Haddington.

Whitekirk Hill with its gym, swimming pool, children's soft play and cafè is a short drive, and other family-friendly activities nearby include Foxlake Adventures. Outdoor enthusiasts will love exploring scenic spots such as East Linton Riverside Path or Smeaton Lake Woods whilst historical sites include Prestonkirk, St Andrew's Church, and Preston Mill.Stunning beaches await including those at Tyninghame and Gullane and there are renowned golf courses to discover likeMuirfield and North Berwick. Horse riding enthusiasts will love the facilities available at Rockrose Equestrian in Haddington.

There is a local primary school, and the property is within the catchment area for Dunbar Grammar School. Private schooling is available at Compass in Haddington, Belhaven Hill in Dunbar, and Loretto in Musselburgh with further choices available in Edinburgh.

East Linton train station connects the village to the East Coast Main Line, providing convenient access to Edinburgh and London. Edinburgh's City Centre is approximately a 40-minute drive via the A1.






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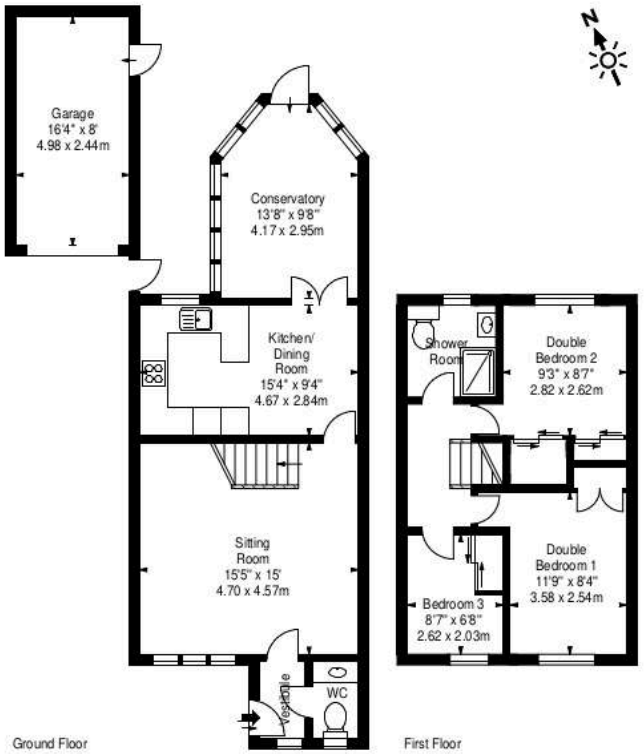
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East Linton,
East Lothian, EH40 3BS

SquareFoot

Approx. Gross Internal Area
936 Sq Ft - 86.95 Sq M
Garage
Approx. Gross Internal Area
130 Sq Ft - 12.08 Sq M
For identification only. Not to scale.
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Please Note:
1. While the foregoing particulars are believed to be correct, no warranty is given as to their accuracy, and it will be for the intending purchasers to satisfy themselves on these matters prior to the conclusion of missives. All sizes are approximate.
2. The Home Report and more information for this property is available from www.parissteele.com
3. Interested parties are advised to have their interest noted with the Selling Agents so that they may be advised of any closing date. The seller will not be bound to accept the highest or any offer submitted at a closing date. Please submit offers by email to property@parissteele.com or by post to: Paris Steele, 35 Westgate, North Berwick, EH39 4AG.
4. From 1st February 2022, residential properties in Scotland are required by law to have a system of interlinked smoke alarms, carbon dioxide detectors and heat detectors installed. No warranty is given by the Seller on compliance with this legislation and the Seller does not warrant the condition of any systems or appliances of a working nature included in the price.

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