

EAST LINTON  
26 HIGH STREET

**OFFERS IN THE REGION  
OF £135,000**

**BELOW HOME REPORT VALUATION**

 **GSB PROPERTIES**  
TO VIEW TELEPHONE 01620 825368 **WEB** [www.gsbproperties.co.uk](http://www.gsbproperties.co.uk)



# EAST LINTON

## 26 HIGH STREET

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BELOW HOME REPORT VALUATION**

**SUPERB, UPPER VILLA FLAT  
FORMING PART OF  
TRADITIONAL STONE  
BUILDING**

**POPULAR RURAL COMMUTER  
VILLAGE BEAUTIFULLY  
REFURBISHED**

**REAR EXTERNAL STAIRCASE  
ENTRANCE PORCH  
HALL  
LOUNGE**

**NEW KITCHEN/BREAKFAST  
ROOM  
1 DOUBLE BEDROOM  
1 DOUBLE BEDROOM/DINING  
ROOM**

**NEW BATHROOM  
GAS CENTRAL HEATING  
DOUBLE GLAZING  
ENCLOSED SHARED GARDEN  
HOME REPORT AVAILABLE**

**VIEWING: TELEPHONE  
GSB PROPERTIES  
01620 825368**

### 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.

**GSB PROPERTIES**

### OFFERS TO:

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**ESPC**  
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## General Description

East Linton is an attractive rural village situated just off the A1 and within comfortable commuting distance of Edinburgh. The village is surrounded by typically beautiful East Lothian countryside and is within easy reach of the Lammermuir Hills to the south and fine coastline to the north. Within the village there are a variety of local shops catering for everyday requirements, a good Primary School, bowling club and several pubs/restaurants. More comprehensive shopping, recreational facilities and secondary schooling are available in North Berwick, Dunbar and Haddington.

The property offered for sale is a most attractive, stone built upper villa flat which still retains many of its original features such as corniced ceilings, panelled doors and surrounds and fireplaces. In recent years it has also been fully modernised and improved to include double glazed windows, decoration and flooring, a fully fitted kitchen/breakfast room and bathroom. It is also an easily and economically run home with gas central heating, serviced by a Condensing boiler. In brief, the accommodation comprises entrance porch, hall, lounge, kitchen/breakfast room, double bedroom, dining room/bedroom 2 and bathroom. Outside there is a shared, well-maintained garden to the rear.

This is a lovely home in pristine walk-in condition in a super location. Early viewing is recommended.

Entered through a shared entrance vannel to the rear of the building or from a gate to the rear of the garden. An external staircase leads to upper floor property.

## Accommodation

### ENCLOSED FRONT PORCH

Combined wood frame and window surround.

### ENTRANCE HALL

A solid timber front door opens into the hall which in turn gives access to the lounge, kitchen and bathroom. Built-in fitted cupboards for good storage space and solid oak wood flooring.

### LOUNGE 4.61m x 3.30m (15'1" x 10'10")

A bright and comfortable living room which overlooks the rear garden. Original cast iron fireplace with surround, tiled inlay and hearth and fitted with a living flame gas fire. Built-in press cupboard, TV connection point and fitted carpet. Door to the main bedroom.

### KITCHEN/BREAKFAST ROOM

3.41m x 3.08m (11'2" x 10'1")

With a window overlooking the rear garden, the kitchen is beautifully fitted with a range of modern base and wall mounted units with attractive tiling over the worktops. It incorporates a granite 1 ½ sink unit with mixer tap and with plumbing for both the washer/dryer and dishwasher; canopy extractor fan, electric cooker and integrated fridge/freezer. Ceramic tiled floor. A useful breakfasting counter also compliments the area. Door to dining room/Bedroom 2.

### BATHROOM 2.67m x 1.59m (8'9" x 5'2")

Fitted with a modern white suite comprising WC, ceramic bowl with storage unit underneath and bath with mains shower unit over. Stainless steel ladder-style radiator; extractor fan and solid oak wood floor.

### BEDROOM 1 5.01m x 3.66m (16'5" x 12')

Spacious main bedroom which has a window with window seat which overlooks the front of the building. Fireplace with tiled hearth. Built-in cupboard and fitted carpet.

### BEDROOM 2 4.84m x 3.75m (15'10" x 12'3")

Currently used as a guest bedroom/dining room, this is another spacious room which is also to the front of the property. Feature fireplace, built-in cupboard and laminate wood floor.

### GARDEN

The attractive enclosed gardens to the back are shared, but they are well maintained and enjoyed by all residents. The garden is laid out mainly to lawn and contain many flowering shrub and herbaceous borders. There is also a seating and drying area. A cupboard under the external stairs is private to the property and provides additional storage space.

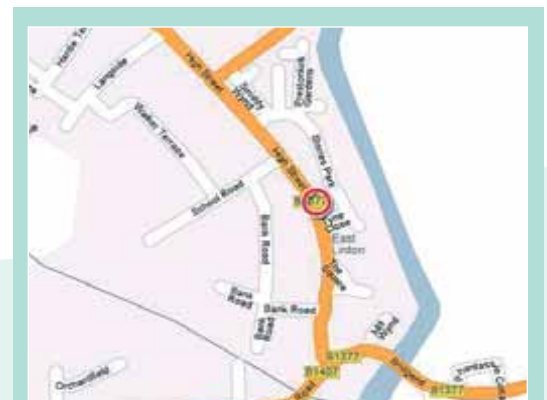
## EXTRAS

Included in the sale are all fitted carpets, blinds, light fittings, electric cooker; dishwasher; washer/dryer and fridge/freezer.

## COUNCIL TAX BAND – C

## NOTE:

The Home Report valuation for this property is £140,000. Details of the Home Report can be requested either from the ESPC or through the GSB Properties websites



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