



  
**McEwan Fraser Legal**

Solicitors & Estate Agents

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**2 Muirfield Court**

EAST LINTON, EAST LOTHIAN, EH40 3AE

# EAST LINTON

*East Lothian*

Muirfield Court is just off the end of Bridge Street in the picturesque village of East Linton. East Linton itself lies just off the A1 approximately twenty-two miles east of Edinburgh City Centre and is one of the most sought after addresses in East Lothian. There are some fantastic countryside and some wonderful beaches within a four-mile drive.

The village itself has amenities to meet everyday needs including a primary school, doctors surgery, Post Office, newsagents, chemist, butchers, bakery, Co-op and two local pubs/restaurants. Additional facilities are available at nearby Haddington, Dunbar and North Berwick, where there are an excellent variety of shops and services including a Tesco's, Aldi and Lidl superstores, banks and building societies.

The schools at nursery, primary and secondary are highly regarded, and there are many recreational venues for those interested in football, rugby, golf, bowls, sailing and other water sports. In addition, all three local sports centre have swimming pools.



# 2 MUIRFIELD COURT

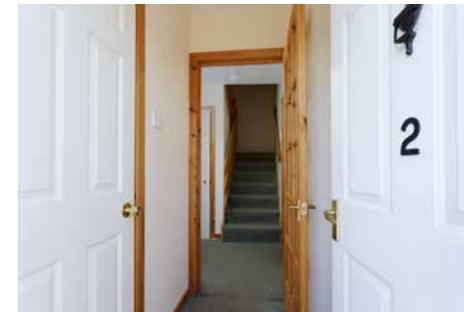
*East Linton*

McEwan Fraser is delighted to present this generous three bedroom mid terrace house to the market. The property boasts accommodation over three floors and is presented to the market in good internal and external order. The property also enjoys an enviable location close to the heart of East Linton with a good range of amenities within easy walking distance. Viewing is strongly advised to fully appreciate both position and accommodation afforded by the property.

Internal accommodation is focused towards a generous and naturally bright reception room at the front of the property. The reception offers plenty of floor space for a variety of different furniture configurations set to the background of a large picture window. A spacious dining kitchen sits behind the lounge and boasts a good range of base and wall mounted units which give excellent prep and storage space. Electric hob and oven are integrated and space is provided for further free standing appliances. The dining kitchen also gives access to a rear courtyard. There is also a small cloakroom/toilet and hall.

Climbing the stairs, the first-floor landing gives access to two double bedrooms and bathroom. Both bedrooms are good sized doubles and include integrated wardrobes. The top floor gives access to a large master bedroom with high ceilings and plenty of natural light.

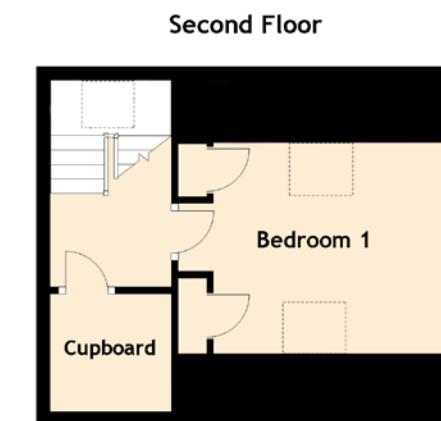
It should be noted that the property also includes excellent storage with cupboards dotted throughout, electric heating and double glazing. There is parking for one car outside the property. Further parking is available nearby in a dedicated parking area for the development.





# SPECIFICATIONS

*Floor Plan, Dimensions & Location*



Approximate Dimensions  
(Taken from the widest point)

|             |                               |
|-------------|-------------------------------|
| Lounge      | 4.42m (14'6") x 3.17m (10'5") |
| Kitchen     | 4.42m (14'6") x 1.95m (6'5")  |
| Dining Room | 2.44m (8') x 1.70m (5'7")     |
| Bedroom 1   | 3.77m (12'4") x 2.97m (9'9")  |
| Bedroom 2   | 3.79m (12'5") x 2.57m (8'5")  |
| Bedroom 3   | 3.70m (12'2") x 2.57m (8'5")  |
| Bathroom    | 1.90m (6'3") x 1.70m (5'7")   |

Gross internal floor area (m<sup>2</sup>): 98m<sup>2</sup>  
EPC Rating: D

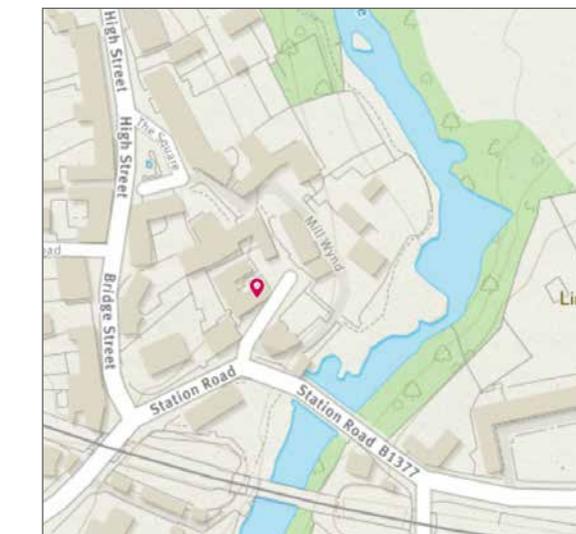


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