




McEwan Fraser Legal
Solicitors & Estate Agents
0131 524 9797

9 School Road
EAST LINTON, EAST LOTHIAN, EH40 3AJ



East Linton

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School Road is just off the High Street in this picturesque village of East Lothian. With its rolling countryside and sandy beaches, East Linton lies just off the A1 approximately twenty-two miles east of Edinburgh City Centre.

The village itself has amenities to meet everyday needs including a primary school, Post Office, newsagents, superstore and three local pubs/ restaurants. Additional facilities are available at nearby Haddington, where there is an excellent variety of shops and services including a Tesco's Superstore, Post Office, 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. In addition, the sports centre has a swimming pool.

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McEwan Fraser is delighted to present this three-bedroom, upper colony flat to the market. The property boasts generous accommodation over two floors and is located just moments off the high street. Presented in excellent internal order, there are three bedrooms, a bathroom, a spacious lounge, kitchen and private rear garden.

Entering through your own front door, the accommodation is focused towards a bright, spacious and neutrally decorated reception room. Naturally high ceilings give a magnificent feeling of space and the lounge can happily accommodate a large suite and a dining table. Two bedrooms, a good-sized single and a large double bedroom are accessed from the lounge. A well-formed contemporary kitchen is also accessed directly from the lounge. Designed to make use of the space, there is good preparation and storage space. Climbing the stairs, you find a further ample double bedroom, bathroom with bath and separate shower and a separate WC.

For extra warmth and comfort, the property boasts gas central heating and double glazing.

Internal viewing is highly recommended.





Specifications & Details

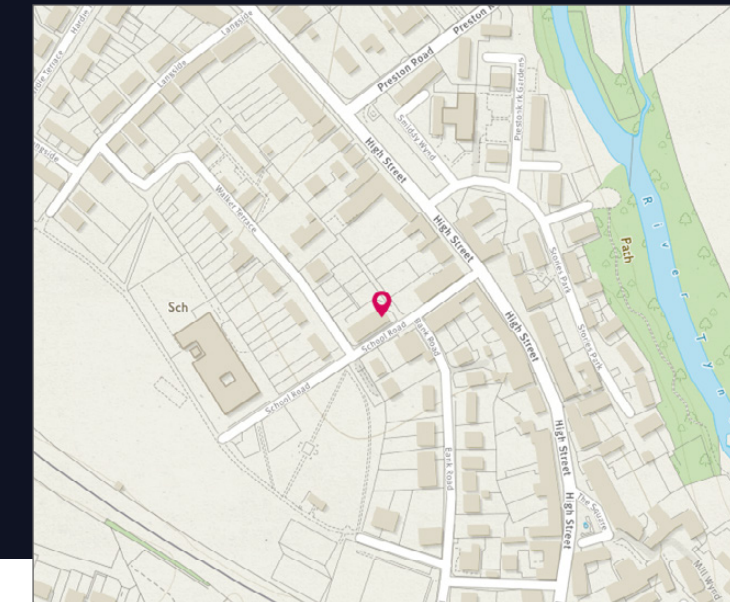
FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	4.72m (15'6") x 4.28m (14'1")
Kitchen	3.02m (9'11") x 1.69m (5'7")
Bedroom 1	3.52m (11'7") x 3.37m (11'1")
Wardrobe	2.50m (8'2") x 1.60m (5'3")
Bedroom 2	3.56m (11'8") x 3.40m (11'2")
Bedroom 3	3.40m (11'2") x 2.04m (6'8")
Bathroom	2.18m (7'2") x 2.08m (6'10")
WC	1.60m (5'3") x 1.07m (3'6")

Gross internal floor area (m²): 71m² | EPC Rating: E





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Text and description
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