



East Linton 12 Andrew Meikle Grove, East Linton, East Lothian, EH40 3EL

Offers Over £310,000
Viewing by appt tel Agents 01620 892000

SIMPSON & MARWICK

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Description

12 Andrew Meikle Grove is a charming detached 3 bedroom house, it is presented in excellent condition throughout and is decorated in light neutral tones. High ceilings and quality fixtures and fittings add to the appeal of this spacious home. There is a partially walled enclosed garden to the rear, a single garage and an open outlook to the front towards the Lammermuir Hills. Situated in a small development with access to a footpath leading to the school, shops and other amenities this popular village has to offer. For the commuter the A1 provides an easy route into Edinburgh in approximately 30 minutes by car. East Linton is scheduled to have a new train station in the next few years and this will be a 5 minute walk from the property.

The flexible accommodation benefits from quality Moduleo laminate flooring to the ground floor and carpets to the upper floor; and comprises on the ground floor - entrance hall with two large walk in cupboards, sitting room with triple window to the front, bespoke painted oak mantelpiece inset with electric fire, kitchen/breakfast room with an excellent selection of units, ample space for dining and patio doors to the garden, family room/snug to the rear again with patio doors to the garden, double bedroom to the front, currently used as a dining room, contemporary shower room and utility room with additional storage and door to garden; and on the first floor - large landing which is currently used as a study, spacious master bedroom with walk in wardrobe, open views and en suite shower room, double bedroom 2 and family bathroom.



Location

East Linton is an attractive village situated in the heart of the county and offering a superb lifestyle. There is an excellent selection of local shops and a post office with restaurants and pubs. Supermarket facilities

**Immaculate 3 bedroom
detached house with
flexible accommodation,
garden, garage
and open outlook**

are available in Haddington which is approximately a ten minute drive from the house and in Dunbar, approximately fifteen minutes away. There is a local primary school and excellent secondary schooling is available in North Berwick and Dunbar with the private Belhaven Hill School being situated in Dunbar. There is a swimming pool, gym and leisure facilities in North Berwick and Haddington. Golf courses are available at Haddington, Dunbar and North Berwick. There are excellent opportunities for walking in the John Muir Country Park and on the East Lothian coastline. There is easy access to Edinburgh City Centre, the City Bypass as well as the Central Scotland motorway network and Edinburgh International Airport. There is an excellent bus service and train links are available at Dunbar and North Berwick.

Garden

To the front is a lawned garden and large driveway, a gate gives access to the rear garden. The large rear garden is fully enclosed by walls and fencing, there is a stone patio, lawn, vegetable beds and a door the rear of the garage.

Parking

Driveway with ample parking, and access to the single attached garage with power and light.

Fixtures and Fittings

The carpets, curtains, blinds and light fittings throughout are included in the sale price together with the gas hob, double oven, extractor hood, dishwasher, fridge/freezer and the washing machine.

Services

The property benefits from gas central heating and is double glazed throughout.

Management

The communal areas are managed by Hacking and Paterson with an approximate monthly fee of £15 per month for the ground maintenance.

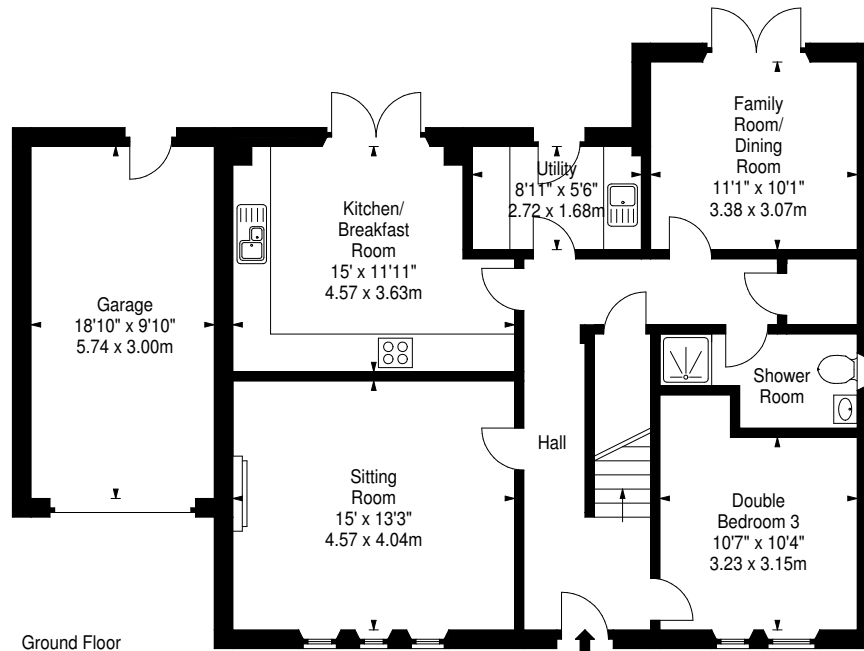
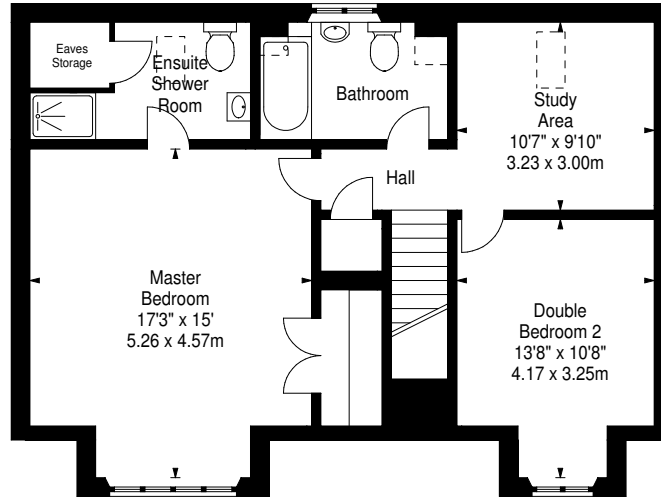
EPC Rating B

Home Report

The Home Report is available to be downloaded from our website www.eastlothianprimeproperty.com. The condition of the property and any material matter is disclosed in the Home Report.



Approx. Gross Internal Area
 1879 Sq Ft - 174.56 Sq M
 (Including Garage & Eaves Storage)
 For identification only. Not to scale.
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Note: Interested parties should request their solicitor to note interest. The Seller is not bound to accept the highest or any offer. These particulars do not form part of any contract. The statements or plans are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested and no warranty is given as to their compliance with Regulations.

