



LISMORE

8 The Dean, East Linton, East Lothian EH40 3ED



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A charming 4-bedroom detached bungalow situated on a quiet crescent in the popular town of East Linton, with a beautiful surrounding garden and a private driveway in front of a detached double garage

East Linton 0.5 miles, North Berwick 6 miles, Haddington 6 miles, Edinburgh City Centre 23 miles (all distances are approximate)

Summary of Accommodation

Ground Floor: Entrance Vestibule, Entrance Hall, Sitting Room, Conservatory, Dining Room, Dining Kitchen, Utility Room, WC, Principal Bedroom with Dressing Room & Ensuite Bathroom, Three Further Double Bedrooms and a Family Bathroom

Garage: Detached Double Garage

Garden: Beautiful gardens surround the property filled with mature trees, shrubs and colourful herbaceous borders, with the addition of several patio terraces.



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Situation

The charming village of East Linton combines rural tranquillity with accessibility, boasting beautiful walks through the stunning surrounding countryside whilst also being ideally positioned for those seeking easy access to Scotland's capital. The nearby A1 provides a direct route to Edinburgh city centre alongside Edinburgh Airport, whilst the recently reopened East Linton train station offers regular services to Edinburgh and the south. Additional rail connections are also available from Dunbar, located on the East Coast Main Line, with direct routes to London.

East Linton provides a range of everyday amenities including a hotel, traditional pub, butcher, pharmacy and popular Bostock bakery, whilst North Berwick, Dunbar and Haddington offer a wider selection of supermarkets, independent retailers, restaurants, cafés and professional services. There is a local primary school in the village with secondary education at Dunbar Grammar School, and respected independent schools in the area include Belhaven Hill in Dunbar, Loretto in Musselburgh and The Compass School in Haddington. Edinburgh's leading independent schools are also easily accessible, many with dedicated transport links from East Lothian.

The surrounding countryside is a haven for wildlife as well as offering unparalleled outdoor access with many opportunities for sports and leisure. There are numerous expansive sandy beaches along the coast offering good sailing and water sports facilities, and the Roman hill fort, Traprain Law, is located close by. The area is famous for its links golf courses with Muirfield, Gullane, Dunbar, Archerfield, Renaissance and North Berwick Golf Clubs all within easy reach. John Muir Country Park is only a short distance away and the Lammermuir Hills to the south provide lovely hiking/biking facilities. Horse enthusiasts are also well served by various local livery stables offering fantastic hacking and lessons.



Description

Lismore is a charming 4-bedroom detached bungalow situated within a quiet crescent overlooking a lovely green. Not only does the property include a detached double garage with private driveway, but there is also unrestricted additional parking in a layby opposite the green.

A spacious entrance vestibule leads into the entrance hall which provides access to all the principal rooms within the house. A large, bright sitting room benefits from a wood burning stove with dual aspect windows to include sliding doors into the conservatory. The sunny conservatory offers additional dining/seating areas with French doors leading out to a patio terrace.

The dining kitchen includes a range of floor and wall mounted units which incorporate an integrated double oven and gas hob, a freestanding under counter freezer and a dishwasher. A large window overlooks the garden and there is ample space for a dining table and chairs to one side. A separate door leads through to a utility room which has space for a tall fridge as well as a washing machine and a drying rack. A cloakroom with WC resides to one corner and a rear door provides access to the garden.

The principal bedroom benefits from dual aspect windows overlooking the front garden and green beyond, with an ensuite bathroom as well as a large dressing room with integrated wardrobes. There are three further double bedrooms, one currently being utilised as an office, alongside a family bathroom with a bath, separate shower, wash basin and WC.

Garden

The pretty garden surrounding Lismore is a particular feature of the property, with a pathway that meanders around the perimeter of the house, bordered by colourful herbaceous borders and lush shrubbery interspersed by various patio terraces. The patio adjacent to the conservatory provides space for alfresco dining, with other terraces bordered by box hedging and one that incorporates a small pond. In addition, the large green in front of the house, boasting a beautiful weeping willow tree, provides additional space for recreational activities – which is useful for those with dogs and children.



Garage & Driveway

A private tarmac driveway provides parking for two cars together with a double garage which is supplied with electricity.

GENERAL REMARKS AND INFORMATION:

Fixtures and Fittings

All integrated appliances, white goods, curtains, blinds and light fittings are included in the sale.

Services

Gas central heating with mains electricity, water and drainage.

Viewing

Strictly by appointment only with Rettie & Co. 0131 220 4160. Email: mail@rettie.co.uk.

Satellite Navigation

For the benefit of those with satellite navigation the property's postcode is EH40 3ED

EPC - Band C

Local Authority

East Lothian Council, John Muir House, Brewery Park, Haddington, East Lothian EH41 3HA. Tel: 01620 827 827

Council Tax – Band G

Entry and Vacant Possession

Entry and vacant possession will be by mutual agreement.



Home Report:

A Home Report incorporating a Single Survey, Energy Performance Certificate and Property Questionnaire is available for parties genuinely interested in this property. Please contact us, either by telephone or via the website entry for this property, to request a copy. No charge is made for electronic copies; a paper copy can also be made available from our offices or by post, at a charge of £20 to cover reproduction and administrative costs.

Particulars and Plans:

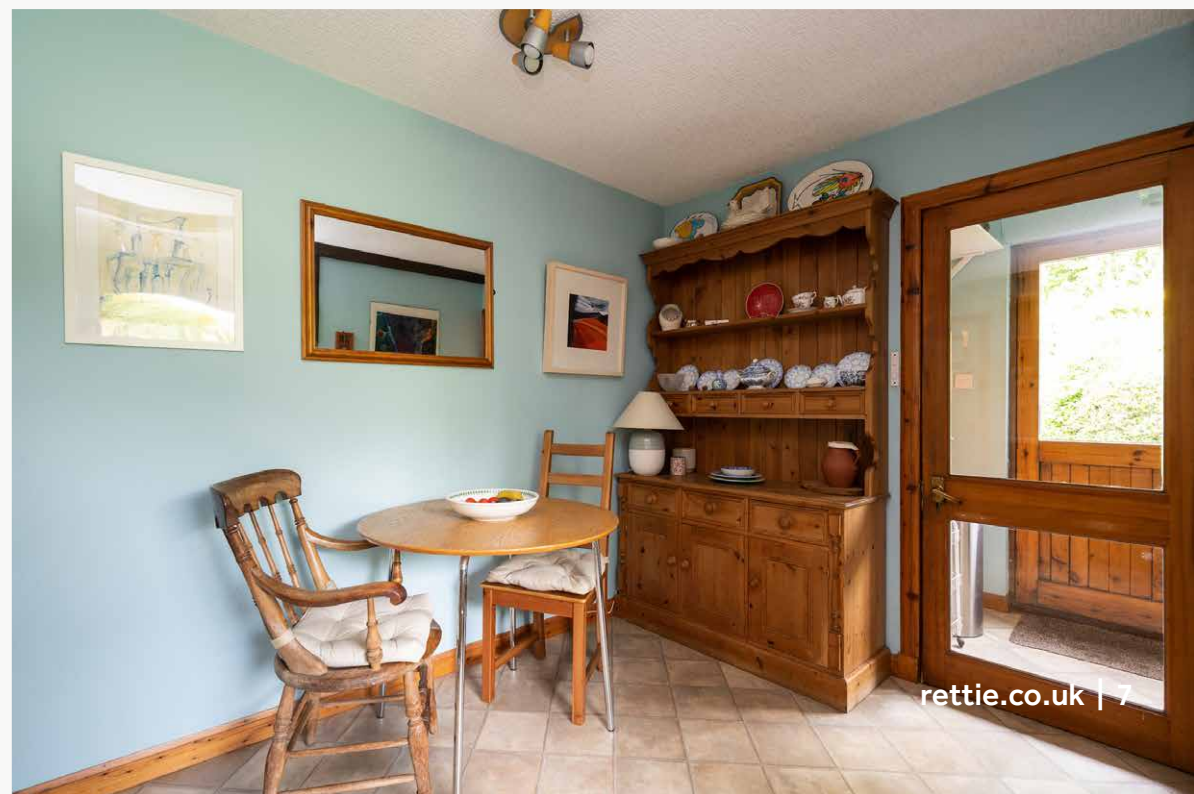
These particulars and plan are believed to be correct but they are in no way guaranteed. Any error, omission or misstatement shall not annul the sale or entitle any party to compensation nor in any circumstances give grounds for action at law.

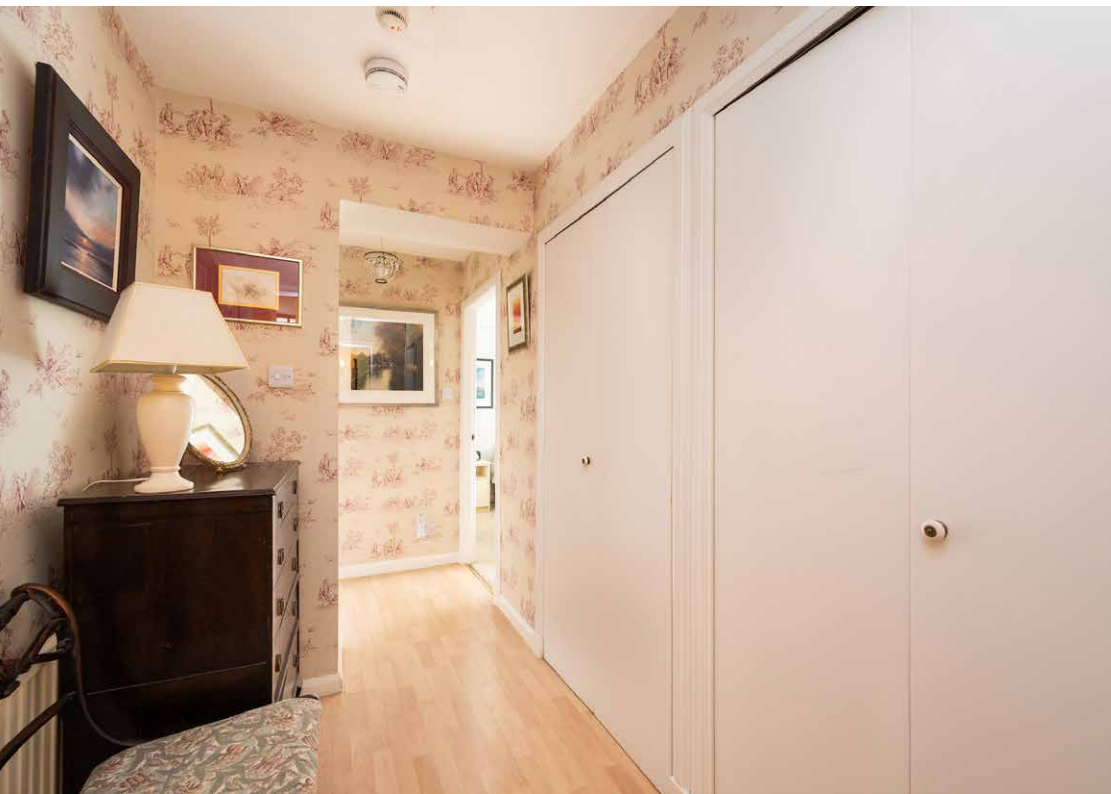
Offers:

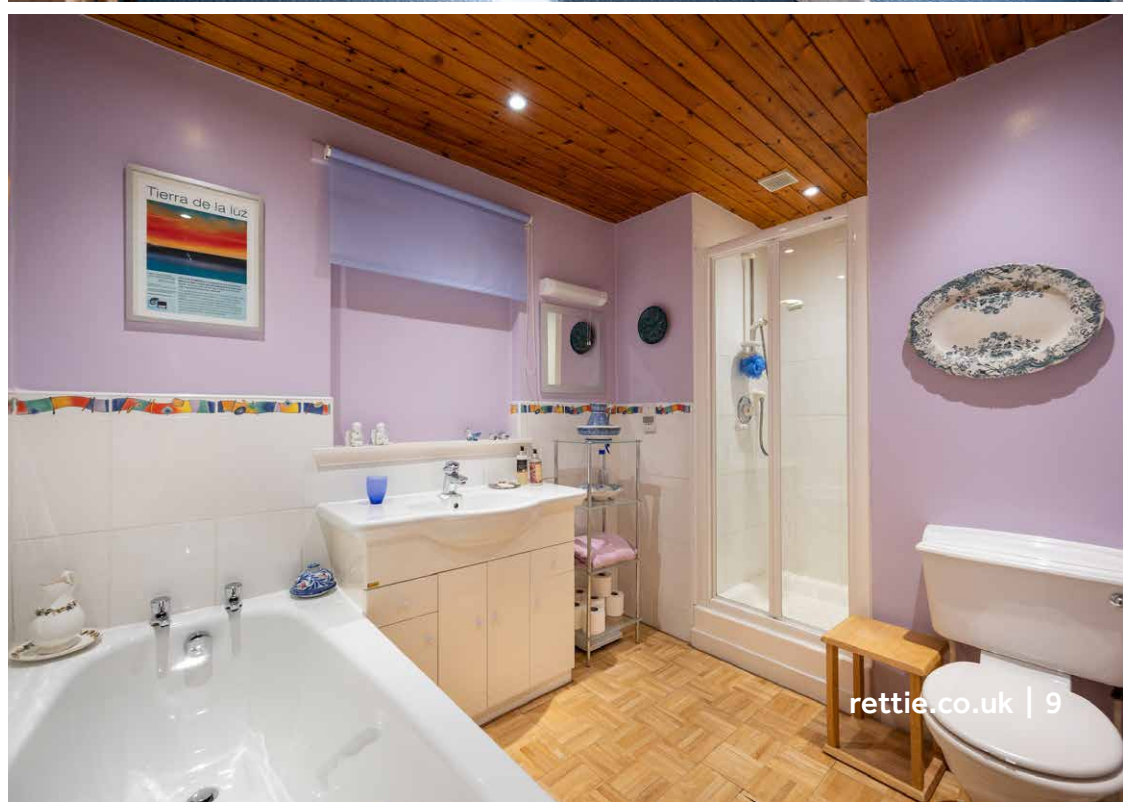
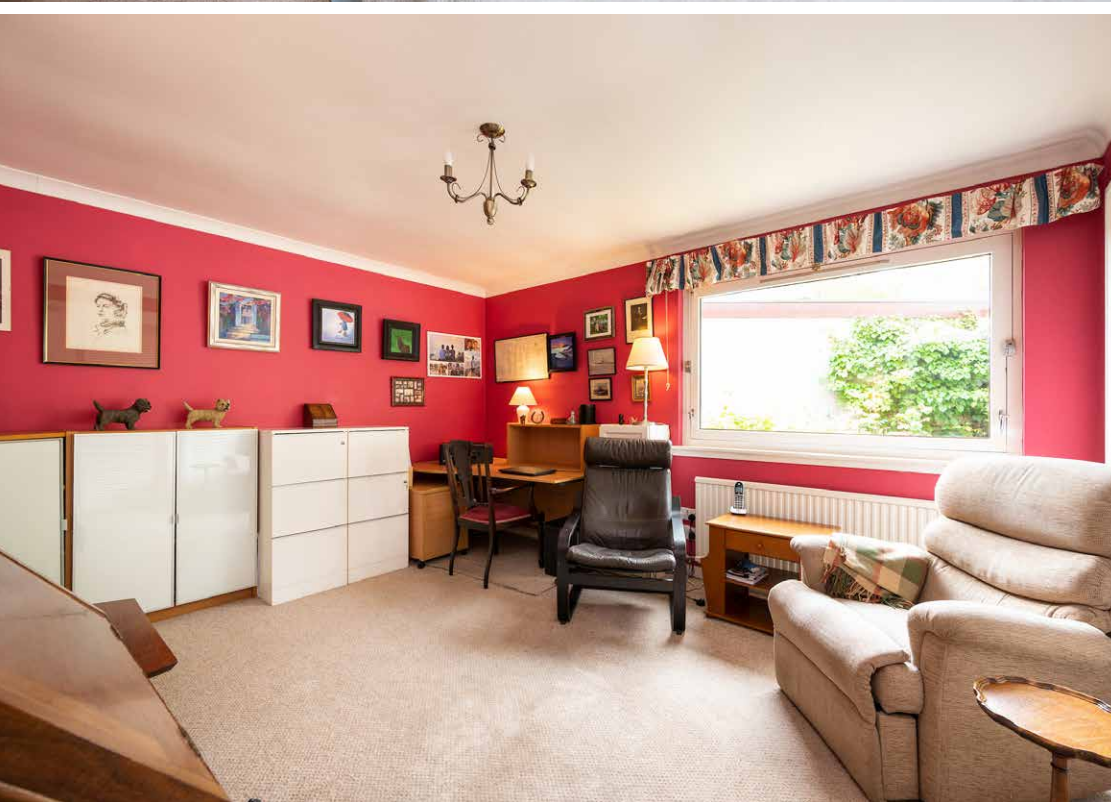
Offers should be submitted in Scottish Legal Form to the selling agents Rettie & Co at 11 Wemyss Place, Edinburgh, EH3 6DH. A closing date by which offers must be submitted may be fixed later. Please note that interested parties are advised to register their interest with the selling agents in order that they may be advised should a closing date be set. The seller reserves the right to accept any offer at any time.

Servitude Rights, Burdens & Wayleaves:

The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas, and other pipes whether contained in the title deeds or informally constituted and whether or not referred to above.







Important Notice:

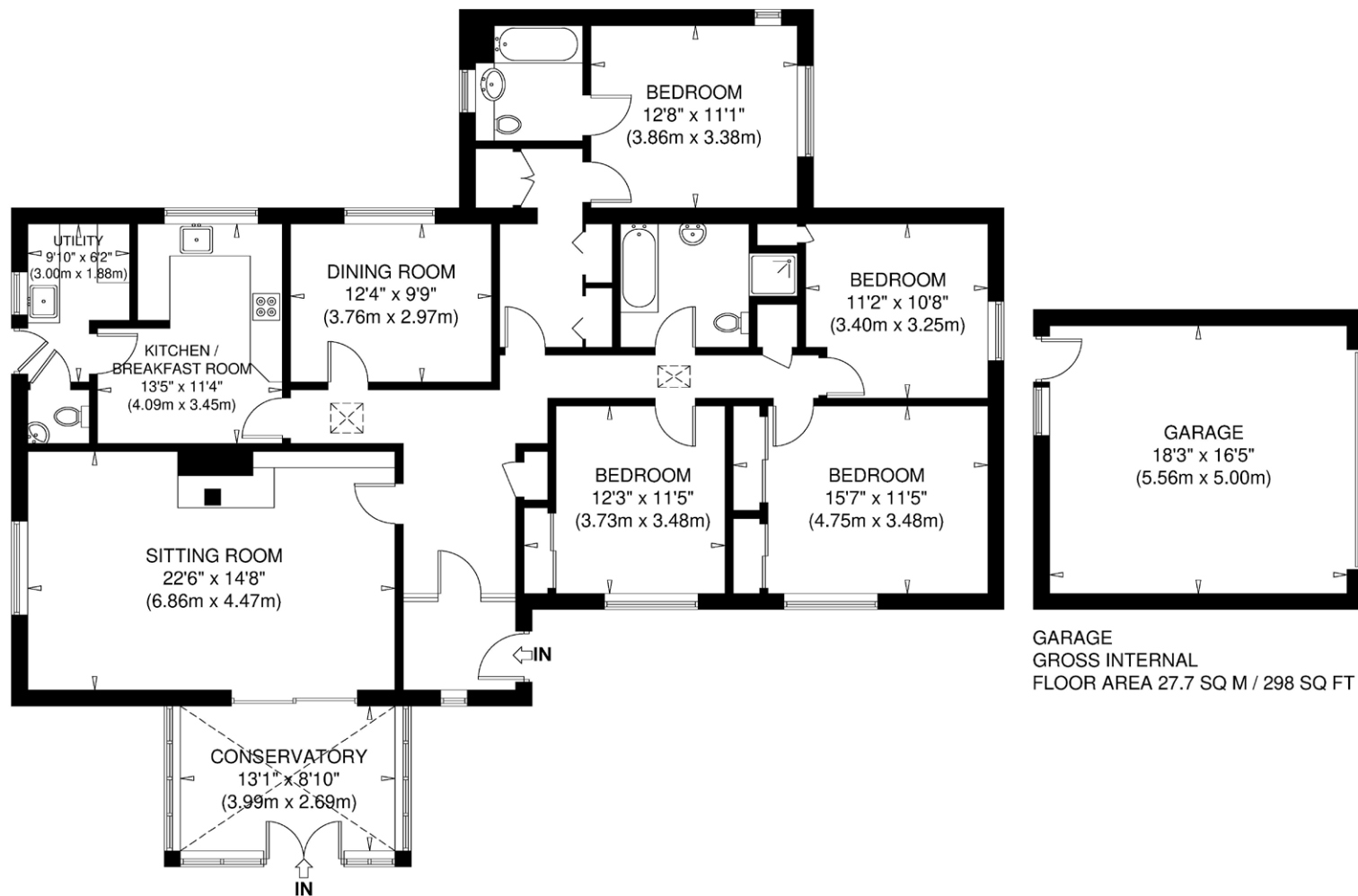
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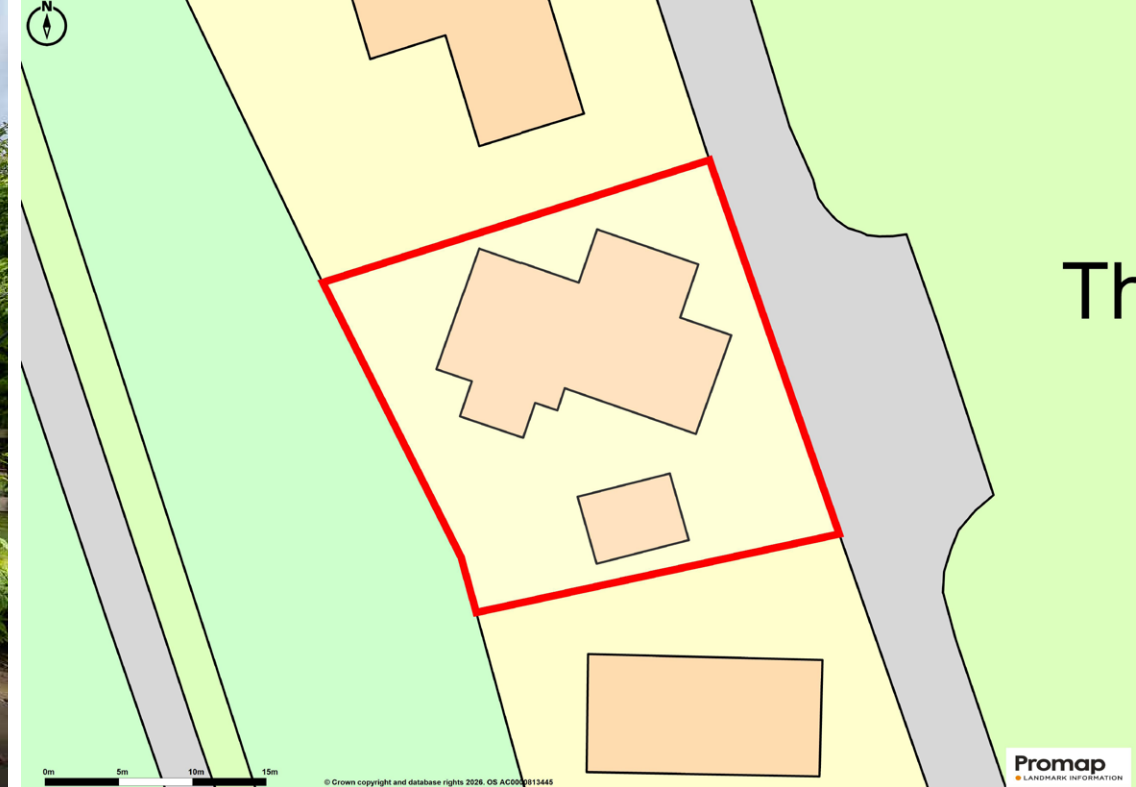
GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 174.1 SQ M / 1874 SQ FT

GARAGE
GROSS INTERNAL
FLOOR AREA 27.7 SQ M / 298 SQ FT

LISMORE, THE DEAN
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA = 174.1 SQ M / 1874 SQ FT
GARAGE = 27.7 SQ M / 298 SQ FT
TOTAL = 201.8 SQ M / 2172 SQ FT

All measurements and fixtures including doors and windows
are approximate and should be independently verified.

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