



5 THE DEAN

East Linton, East Lothian EH40 3ED



5 THE DEAN

East Linton, East Lothian EH40 3ED

A charming 3-bedroom detached bungalow situated on a quiet crescent in the popular town of East Linton, with an attractive 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 Hall, Open Plan Sitting Room/Dining Room/Kitchen, Principal Bedroom with Ensuite Bathroom, Two Further Double Bedrooms and a Family Jack & Jill Bathroom

Garage: Detached Double Garage with Private Driveway

Garden: Attractive gardens surround the property, mainly laid to lawn with mature trees, shrubs and colourful herbaceous borders, together with a central courtyard patio terrace





3



1



2

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

5 The Dean is a charming 3-bedroom detached bungalow situated within a quiet crescent adjacent to a lovely green. Not only does the property include a detached double garage with private driveway, but there is also unrestricted additional parking surrounding the green.





The front door opens into a spacious entrance hall with a cloak's cupboard and boiler cupboard that are utilised for storage alongside double doors that open into the stylish triple-aspect open-plan sitting room/dining room/kitchen. A wood burning stove provides a nice focal point to the centre of the room with ample space for a seating and dining area in front of three sets of French windows that provide direct access to the garden – making this a wonderful space for entertaining. The kitchen benefits from a range of wall and floor mounted units encompassing a large range oven with a 5-ring gas hob set under an attractive over lintel. There is a central breakfast bar and several integrated appliances to include a tall fridge freezer and a dishwasher.

The bright, dual aspect principal bedroom boasts sliding doors onto the patio as well as a wall of integrated wardrobes and a large ensuite bathroom which encompasses a bath, separate corner shower, wash basin and WC. There are two further double bedrooms, one with a wall of integrated wardrobes and the other with French doors out to the garden. A family Jack & Jill shower room completes the accommodation and offers a large corner shower, wash basin and WC, with dual access to the hall and double bedroom 2.

There may be potential to extend the property subject to obtaining the correct planning permissions.

5 The Dean has operated most recently as a successful holiday let with the council licence in place.

Garden

Pretty gardens surround 5 the Dean with stretches of lawn to the front and rear of the property alongside mature and colourful herbaceous borders. A strip of decking leads around the house with a central courtyard that provides a lovely private space for alfresco dining. A tall hedge marks the perimeter boundary making it feel incredibly private to the rear.

Garage & Driveway

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

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 D

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.

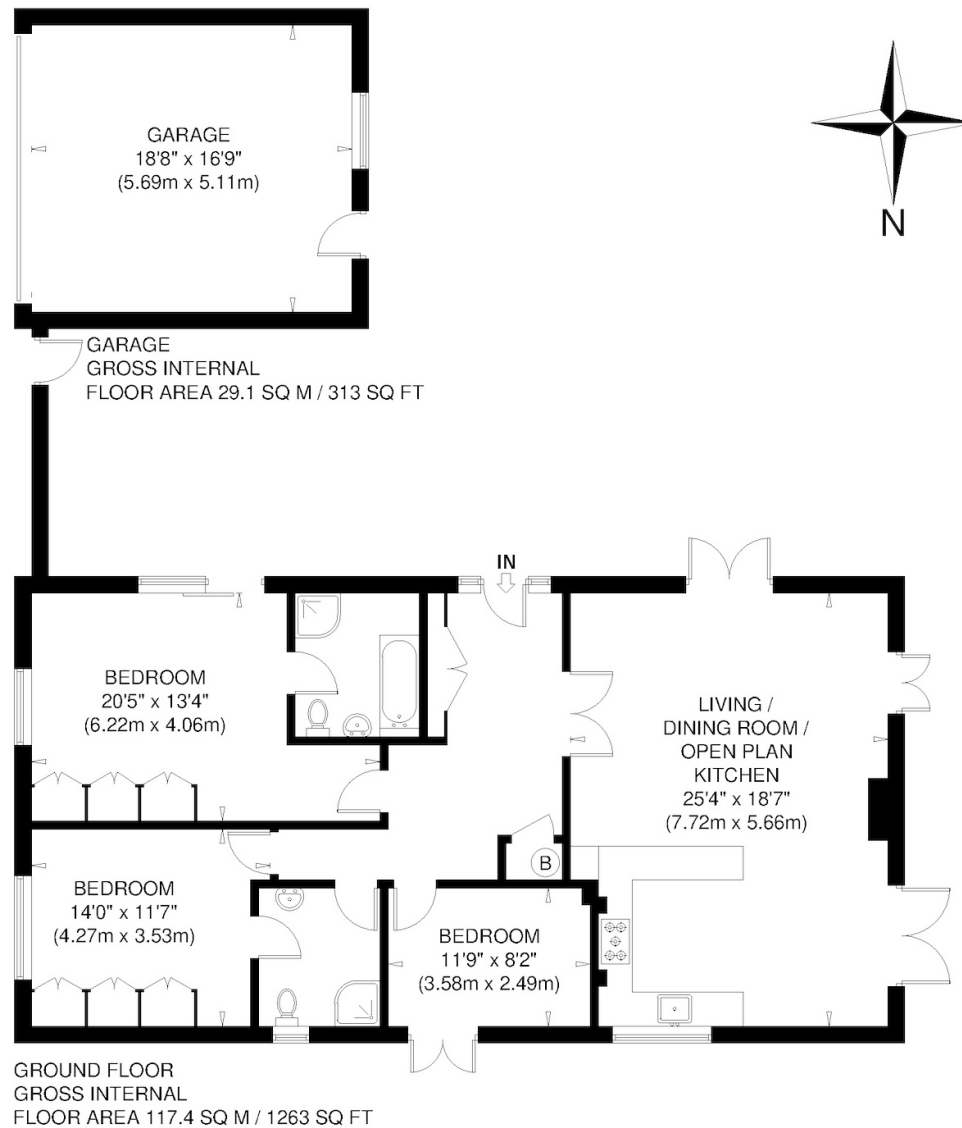
Servitude Rights, Burdens & Wayleaves:

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.



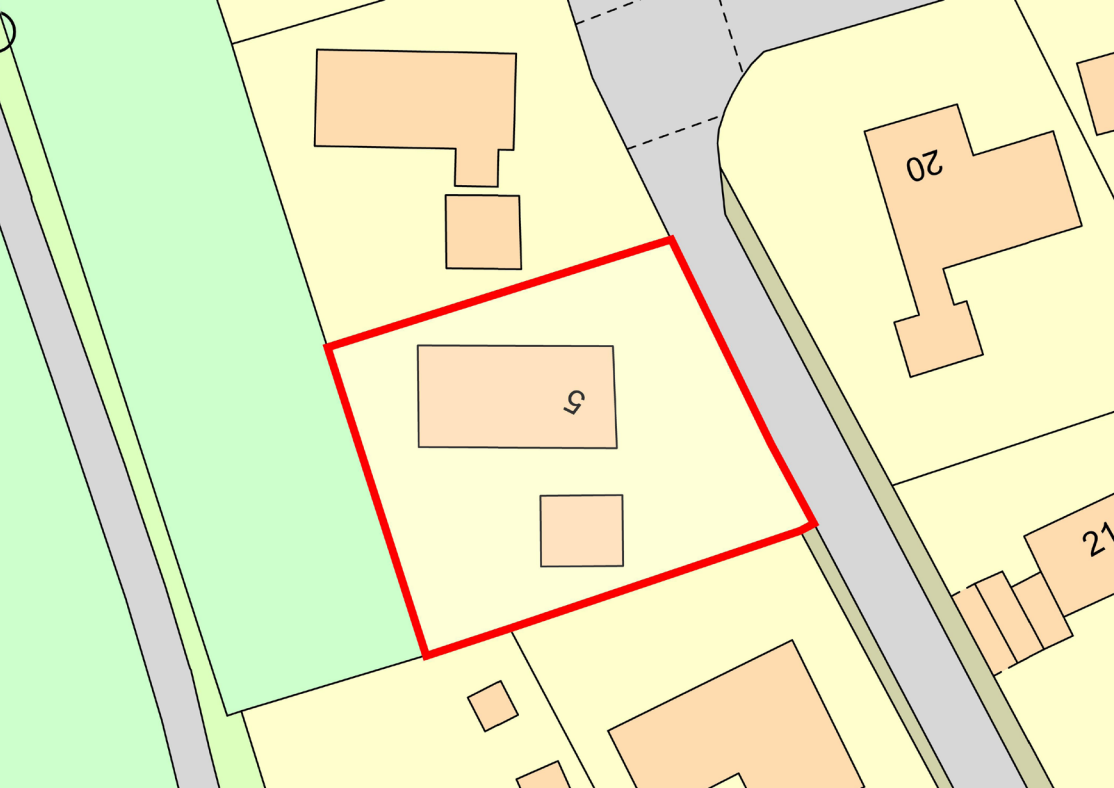






THE DEAN
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA = 117.4 SQ M / 1263 SQ FT
GARAGE = 29.1 SQ M / 313 SQ FT
TOTAL = 146.5 SQ M / 1576 SQ FT

All measurements and fixtures including doors and windows are approximate and should be independently verified.
Copyright © exposure | www.photographyandfloorplans.co.uk



Important Notice:

Rettie & Co, their clients, and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either in writing or by word of mouth. Any information given is entirely without responsibility on the part of the agents or the sellers. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and it should not be assumed that the property remains as photographed. Any error, omission or misstatement shall not annul the sale or entitle any party to compensation or recourse to action at law. It should not be assumed that the property has all necessary planning, building regulation or other consents, including for its current use. Rettie & Co. have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise and ought to seek their own professional advice.

3. All descriptions or references to condition are given in good faith only. Whilst every endeavour is made to ensure accuracy, please check with us on any points of particular importance to you, especially if intending to travel some distance. No responsibility can be accepted for expenses incurred in inspecting properties, which have been sold or withdrawn.

RETTIE

📞 0131 624 4183

✉️ mail@rettie.co.uk

🏠 11 Wemyss Place
Edinburgh
EH3 6DH

