



Haywood Cottage

Stenton, EH42 1TE

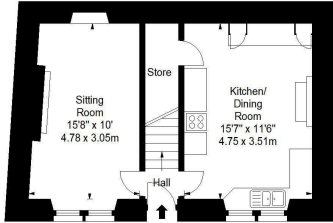
- Charming sitting room with woodburning stove
- Spacious modern kitchen/dining room
- Two double bedrooms
- Stylish contemporary bathroom
- Well presented throughout with appealing layout
- Enclosed courtyard garden opposite house
- Situated in heart of sought after village
- On street parking to front
- Electric heating & single glazing

Charming 2 bedroom cottage with courtyard garden in sought after village

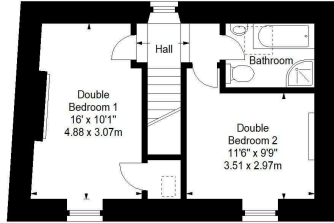
Description

Well presented throughout with an appealing layout and well proportioned rooms. This charming two bedroom cottage is currently used as a successful holiday rental and would also be ideal as a permanent home. Situated in the heart of the sought after village of Stenton with further amenities closeby. Neutral tones and stylish decoration throughout. Sitting room with woodburning stove and kitchen/dining room with an excellent selection of fitted units and ample room for a dining table. Upstairs there are two double bedrooms, both with period fireplaces, and a contemporary bathroom. Opposite the property is a fully enclosed and easily maintained courtyard garden with a summerhouse.

Approx. Gross Internal Area
810 Sq Ft - 75.25 Sq M
For identification only. Not to scale.
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Ground Floor



First Floor



Location

Stenton is an attractive and picturesque conservation village in the heart of the beautiful East Lothian countryside with both the Lammermuir Hills to the south and the fine coastline to the north. Pressmennan woods provide some delightful walks along forest trails and around the lake. Edinburgh city centre is within easy commuting distance by car or by train from nearby Dunbar station. Stenton has an excellent primary school. Additional facilities are available in East Linton where there are good local shops catering for everyday requirements and several pubs/restaurants. More comprehensive shopping and recreational facilities are available at either Dunbar or Haddington.

Fixtures and Fittings

The fitted floor coverings, light fittings (with the exception of the bedroom lights), curtains and blinds throughout are included in the sale price together with the hob, oven, microwave, fridge/freezer, washing machine and dishwasher. The summerhouse in the garden is also included. Some items of furniture may be available by separate negotiation.

Home Report - EPC Rating F

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

Notes: 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.

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries. The owner will not warrant the working order of any of the fixtures and fittings which are included in the sale price.