



# Little Waughton

EAST LINTON, EAST LOTHIAN, EH40 3DY

Property  
**PARIS STEELE**

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*“Opportunity to modernise a rural bungalow in East Lothian. Light and airy. Wrap around garden. Private driveway.”*



## PROPERTY DESCRIPTION

Within easy reach of the picturesque village of East Linton and surrounded by rolling fields and countryside, this delightful three-bedroom home offers a desirable rural lifestyle. Now in need of a cosmetic upgrade, it presents an opportunity for buyers to personalise the property to their taste. The welcoming hallway, adorned with terracotta floor tiles, leads to a south-facing dining room. This light and airy living and reception area, with its dual aspect and garden access, is tastefully decorated and could serve as a family room. Adjacent to it is a generously proportioned sitting room, which is flooded with natural light and opens to the garden through expansive sliding patio doors. It features handsome wooden flooring and an open fire nestled in a stone hearth. The hallway also leads to a farmhouse-style kitchen, rustic

in character, with wood-effect wall and floor units, quartz-effect worktops, a colourful splashback, and freestanding appliances. A good-sized utility room provides excellent storage, worktop space, and rear garden access. Past a well-appointed shower room and a family bathroom, the latter in need of modernisation but featuring a WC, bath, and washbasin, are three comfortable west-facing double bedrooms, two of which have built-in wardrobes. Externally, the property boasts a wrap-around garden, comprising of a lawn and established trees, and offering a serene setting.

## FIXTURES & FITTINGS

Sold as seen.



## PROPERTY FEATURES

- Three-bedroom bungalow
- Bright dual-aspect sitting room
- Breakfasting kitchen with utility
- Flexible and spacious dining room
- Three light and airy double bedrooms
- Family bathroom
- Shower room
- Driveway
- Garden
- Predominantly Double Glazing
- Electric Heating
- EPC E
- Council tax band G

## EAST LINTON

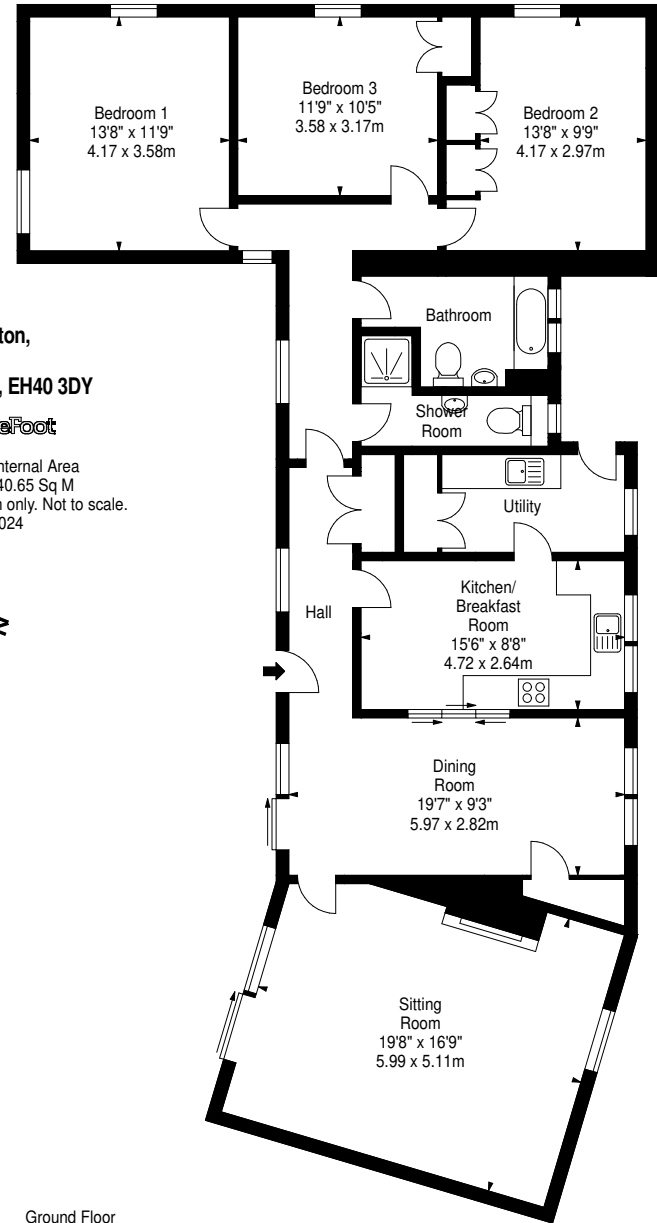
Recently ranked among the top places to live by The Sunday Times, East Linton is a picturesque East Lothian village situated 23 miles from Edinburgh, nestled between Haddington and Dunbar. With its charming square, attractive architecture, and wide leafy streets it is bursting with character. There is an excellent selection of local shops including an award-winning butcher, The Mart farm shop which has a Post Office and café, the artisan Bostock Bakery and Patisserie and two family-friendly pubs. Further retail, dining, and leisure facilities are available in North Berwick and Haddington.

Whitekirk Hill with its gym, swimming pool, children's soft play and café is a short drive, and other family-friendly activities nearby include East Links Family Park and Foxlake Adventures. Outdoor enthusiasts will love exploring scenic spots such as East Linton Riverside Path or Smeaton Lake Woods whilst historical sites include Prestonkirk, St Andrew's Church, and Preston Mill. Stunning beaches await including those at Tynninghame and Gullane and there are renowned golf courses to discover like Muirfield and North Berwick. Horse riding enthusiasts will love the facilities available at Rockrose Equestrian in Haddington.

There is a local primary school, and the property is within the catchment area for Dunbar Grammar School. Private schooling is also available at Compass in Haddington, Belhaven Hill in Dunbar, Loretto in Musselburgh with further choices available in Edinburgh.

The newly opened East Linton train station connects the village to the East Coast Main Line, providing easy access to Edinburgh and London. Edinburgh's City Centre is approximately a 40-minute drive via the A1.





**Little Wughton,  
East Linton,  
East Lothian, EH40 3DY**

SquareFoot

Approx. Gross Internal Area  
1514 Sq Ft - 140.65 Sq M  
For identification only. Not to scale.  
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Ground Floor

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2. The Home Report and more information for this property is available from [parissteele.com](http://parissteele.com)
3. Interested parties are advised to have their interest noted with the Selling Agents so that they may be advised of any closing date. The seller will not be bound to accept the highest or any offer submitted at a closing date. Please submit offers by email to [property@parissteele.com](mailto:property@parissteele.com) or by post to: Paris Steele, 35 Westgate, North Berwick, EH39 4AG.
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