



# Tarragon Cottage

WHITEKIRK, DUNBAR, EAST LoTHIAN, EH42 1XS

Property  
**PARIS STEELE**

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*A charming and well-presented two-bedroom cottage in the picturesque village of Whitekirk, East Lothian.*



## PROPERTY DESCRIPTION

Peacefully situated in the scenic East Lothian village of Whitekirk, this well-presented semi-detached two-bedroom cottage exudes charm and comfort. Greeted by a picture-perfect stone façade nestled behind manicured hedges, a gated pathway flanked by a neat lawn leads you to the front door and into the entrance foyer.

To your left the bright dual-aspect sitting room is cosy and inviting thanks to a warm colour palette, log-burning stove, and handsome wooden flooring. Adjoining, the versatile south-west-facing conservatory offers a second living and reception area ideal for relaxation and entertaining. The ground floor is completed by a spacious dual-aspect dining kitchen accessed from either the entrance foyer or sitting room. Handmade, locally sourced solid sycamore wall and floor units, complementary worktops and a neutral tiled splashback sit alongside an extractor hood and range cooker.

Ascending the carpeted staircase, you arrive at two comfortable double bedrooms that share access to a modern shower room.

Externally the well-kept garden extends from the front of the home to the side and is mainly laid to grass with an alfresco area below featuring decorative stones. There is parking for two cars to the West of the property.

Additional Information: The property has a wood burning stove, and hot water is provided by an immersion system. The cost of private driveway maintenance is shared with the neighbouring homes.

## FIXTURES & FITTINGS

All fitted floor coverings, light fixtures and blinds to be included in the sale. Kitchen inclusions are the cooker, fridge-freezer, dishwasher and washing machine. In the garden there is a shed, log store (& tools for the wood burner), and 4 storage units which will also be included in the sale. Makita cordless hedge trimmer, garden furniture and BBQ may be included by separate negotiation.



## PROPERTY FEATURES

- ✧ Two-bedroom semi-detached cottage
- ✧ Cosy and bright sitting room
- ✧ Spacious dual-aspect dining kitchen
- ✧ Versatile conservatory
- ✧ Two double bedrooms
- ✧ Contemporary shower room
- ✧ Front, side and rear garden
- ✧ Space for two cars on gravel driveway
- ✧ Wood burning stove and immersion heating system
- ✧ Double Glazing
- ✧ EPC G
- ✧ Council tax band E

## WHITEKIRK

Charming and picturesque the small East Lothian conservation village of Whitekirk lies between North Berwick and Dunbar and is only thirty miles east of Edinburgh.

East Linton, Dunbar and North Berwick are perfect for daily shopping needs and boast an array of independent retailers, galleries, cafés, restaurants, bars, supermarkets, and convenience stores.

For recreational pursuits, there are leisure centres complete with a swimming pool and fitness classes in North Berwick and Dunbar as well as wonderful coastline, beach, and countryside walks. East Links Family Park and Foxlake Adventures are fantastic destinations for all ages and Whitekirk Hill Resort with its spa and restaurant is moments away.

For keen golfers, North Berwick and Dunbar boast fantastic courses and there are further renowned courses within easy reach including those at Archerfield and Gullane.

There is well-regarded schooling, with Whitekirk falling into the North Berwick Primary and High School catchment area. Private schooling is available at nearby Belhaven Hill, Compass in Haddington, and Loretto in Musselburgh and there are further choices available in Edinburgh.

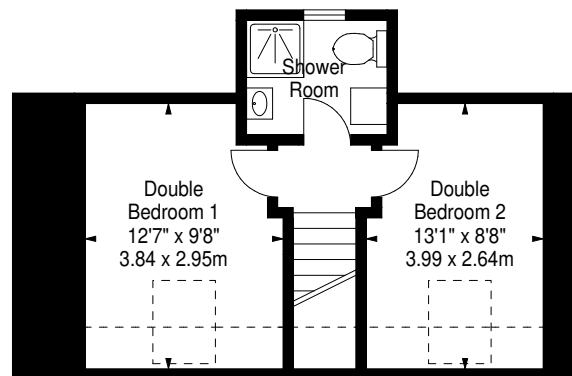
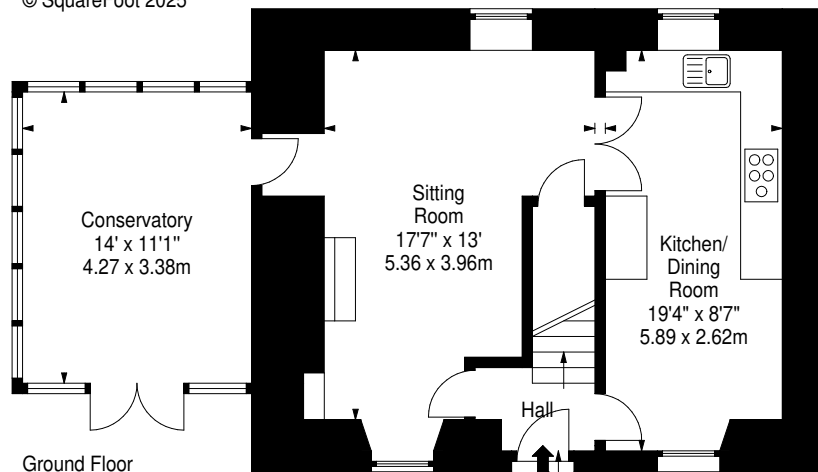
East Linton, Dunbar and North Berwick all have train stations providing swift links to Edinburgh and there is convenient access to the A1 making it easy to commute by car.



Tarragon,  
Whitekirk,  
Dunbar,  
East Lothian, EH42 1XS



Approx. Gross Internal Area  
926 Sq Ft - 86.03 Sq M  
For identification only. Not to scale.  
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### Please Note:

1. While the foregoing particulars are believed to be correct, no warranty is given as to their accuracy, and it will be for intending purchasers to satisfy themselves on these matters prior to conclusion of missives. All sizes are approximate.
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.
4. From 1st February 2022, residential properties in Scotland are required by law to have a system of interlinked smoke alarms, carbon dioxide detectors and heat detectors installed. No warranty is given by the Seller on compliance with this legislation and the Seller does not warrant the condition of any systems or appliances of a working nature included in the price.

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