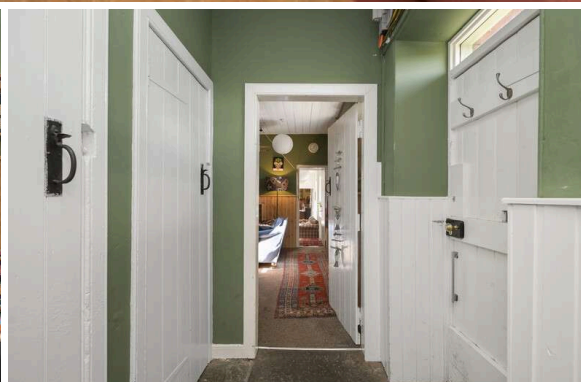




1/2 Red Row
WHITTINGEHAME | HADDINGTON | EH41 4QA

 warners
solicitors & estate agents



1/2 Red Row

HADDINGTON | EAST LOTHIAN | EH41 4QA

Nestled in the heart of the stunning East Lothian countryside surrounded by vast open green spaces, yet conveniently close to the East Linton train station and Edinburgh is this charming traditional cottage. Boasting a large garden and period features and with planning approved for a stunning grand extension by an award winning architect (plans available on request) this property would make an ideal home in a tranquil, yet well-connected location.

The accommodation comprises a welcoming entrance hallway with two ample sized storage cupboards, bright lounge with solid fuel burning stove, a contemporary kitchen with generous dining space, garden access and further solid fuel burning stove. There are two well-proportioned double bedrooms and the house is completed by a stylish bathroom with three piece suite. The expansive garden grounds boast a stunning view of Traprain Law with mature trees and shrubs and two useful sheds.

- Charming traditional cottage
- Large garden grounds
- Planning permission granted for exquisite extension (please see plan on page 4)
- Set in the heart of the idyllic East Lothian countryside
- Hallway, lounge, dining kitchen, two double bedrooms and bathroom

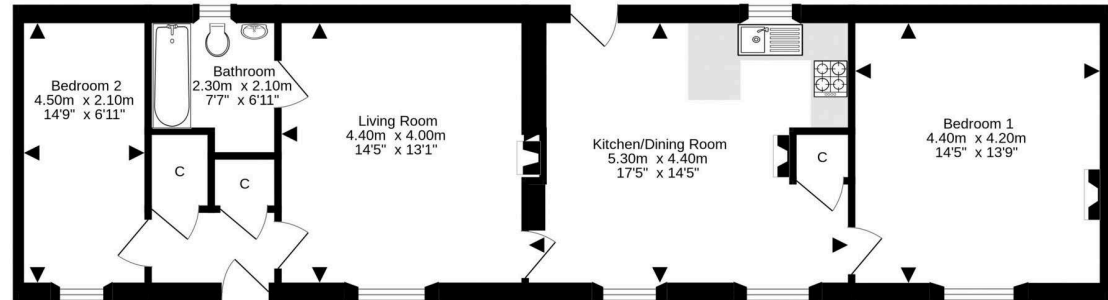
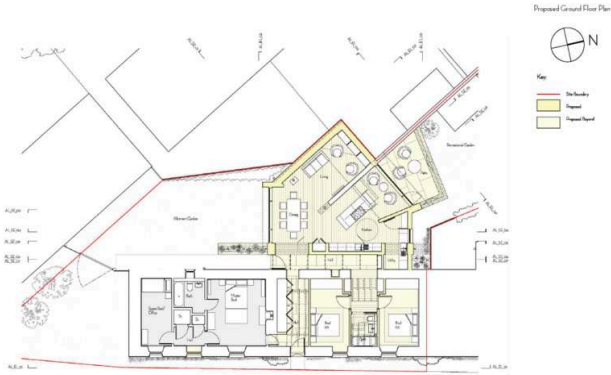
Blinds, hob/oven, fridge, dishwasher, wood burning stoves in the kitchen and bedroom (but not the living room) included in sale. Sofas and bed in master bedroom can be negotiated separately. EPC Rating F.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



Red Row formed part of the Whittingehame Estate, set in the heart of the East Lothian countryside. The cottage is two miles south of the thriving village of East Linton with its primary school, doctors' surgery, shops, market, and the newly opened East Linton railway station with direct trains to Edinburgh. With good access to the A1 by road and regular buses to Edinburgh, Haddington and Dunbar, as well as a bus stop by the property which links directly to East Linton Primary School. Red Row is ideally placed for young families, commuters or as somewhere to simply enjoy retirement. Leisure facilities abound with the one of Scotland's best beaches only a ten-minute drive away, rural walks from the cottage and in being close to Dunbar, Haddington and North Berwick for leisure centres, cultural events and community activities.





For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.
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