

COL

# 2 WAUGHTON FARM COTTAGES

EAST LINTON, EAST LoTHIAN, EH40 3DY

 3 BED  2 BATH  2 PUBLIC



## TAKE A LOOK INSIDE

2 Waughton Farm Cottages is a delightful three bedroom cottage nestled in the heart of the East Lothian countryside; conveniently situated between East Linton and North Berwick. The property is well presented throughout and benefits from wonderful open views across the neighbouring fields.

It benefits from off road parking, an enclosed front garden and an idyllic, private South facing rear garden.

There is oil fired central heating and double glazing throughout.

## KEY FEATURES



Semi-detached cottage



Three double bedrooms



South facing mature rear garden



Off road parking



Idyllic countryside setting



A short drive from East Linton and North Berwick



EPC Rating - C



Council Tax Band - E



The accommodation comprises; modern kitchen with induction hob, electric oven, integrated microwave, dishwasher and fridge/freezer; spacious sitting room with wood burning stove; south facing sun room with double doors leading out onto the mature enclosed back garden. There are two generously sized double bedrooms on the ground level and a bathroom with electric shower over bath.

On the first floor the master bedroom benefits from Velux windows providing spectacular open views of fields, North Berwick Law and Traprain Law and a large en-suite shower room with utility area.





## THE LOCAL AREA

The property is ideally set between East Linton and North Berwick in the heart of the East Lothian countryside.

East Linton is a quaint, picturesque village nestled on the edge of the River Tyne and offers an ideal village lifestyle, yet is within an easy commute to Edinburgh. The conservation village itself has a good selection of local shops, a Post Office, Co-Op and butcher. Further shopping is available in nearby North Berwick, Dunbar or Haddington.

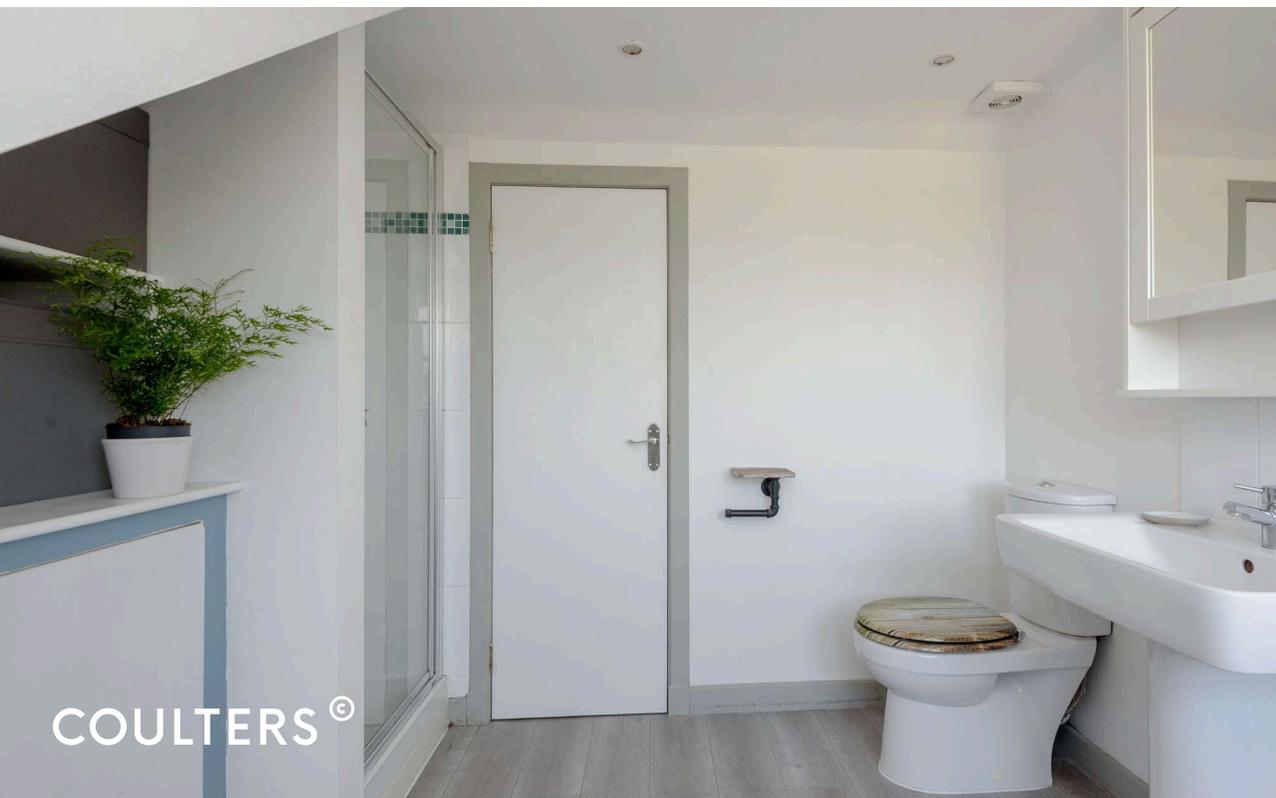
For those who enjoy outdoor pursuits, East Lothian's breath taking coastline, with its outstanding beaches is within easy reach, including the nearby remote Tynninghame beach and Belhaven Bay for those surfing enthusiasts. Further recreational facilities on offer include a leisure centres in nearby North Berwick, Haddington and Dunbar all of which have swimming pools.

There reputable local schools available at, East Linton Primary, Law Primary and North Berwick High School.

There is easy access to Edinburgh City Centre and the City Bypass whilst an excellent bus service and train links are available from East Linton, North Berwick, Dunbar and Drem.

## EXTRAS

All integrated appliances, light fittings, floor coverings and blinds are included in the sale Washing machine and tumble dryer are available by separate negotiation.



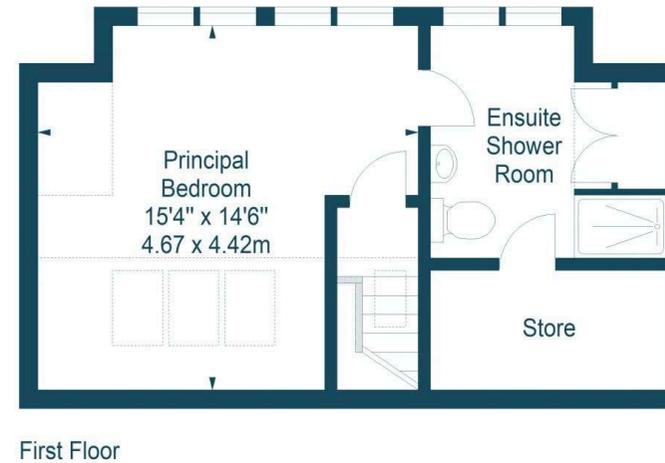
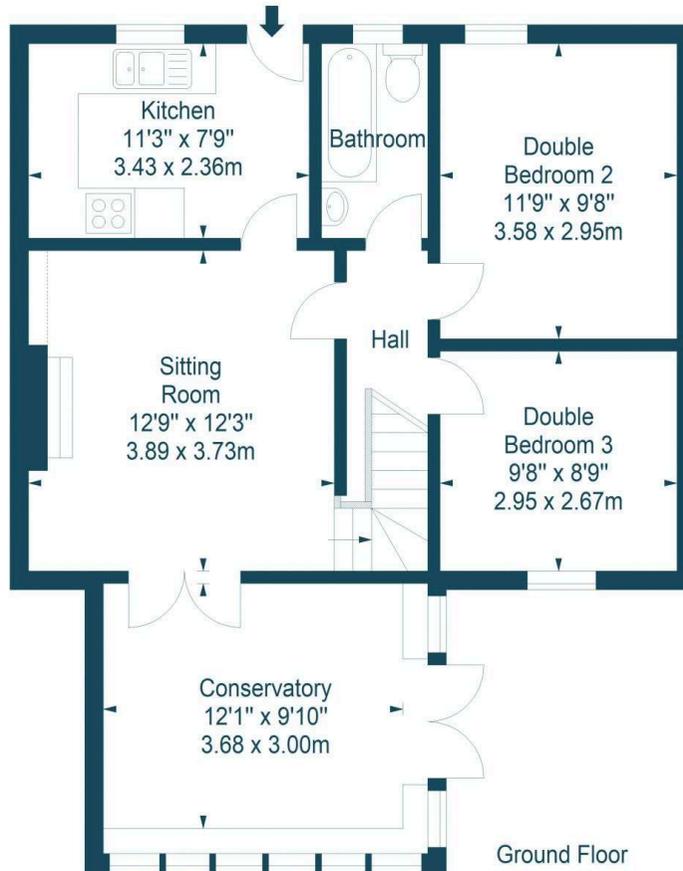
**HOME REPORT VALUATION: £360,000**



## Waughton Farm Cottages,



Approx. Gross Internal Area  
1025 Sq Ft - 95.22 Sq M  
For identification only. Not to scale.  
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## GET IN TOUCH

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## LEGAL NOTE

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.

All systems and appliances in the property are sold as seen and no warranties will be given.