

COULTERS®

WOODSIDE COTTAGE

CARBERRY, EAST LoTHIAN, EH21 8PZ

 3 BED

 2 BATH

 1 PUBLIC



TAKE A LOOK INSIDE

This charming three bedroom cottage nestled in the picturesque and historic hamlet of Carberry, offers a wonderful blend of rural tranquillity and commuter convenience.

The property is beautifully presented throughout and boasts wonderfully maintained gardens front and back. There is a driveway providing off-street parking for three vehicles and a timber garage.

KEY FEATURES



Charming stone built cottage.



Three bedrooms , one with ensuite.



Idyllic front and rear gardens.



Garage and driveway.



Tranquil countryside setting.



Commuting distance of Edinburgh & East Lothian.



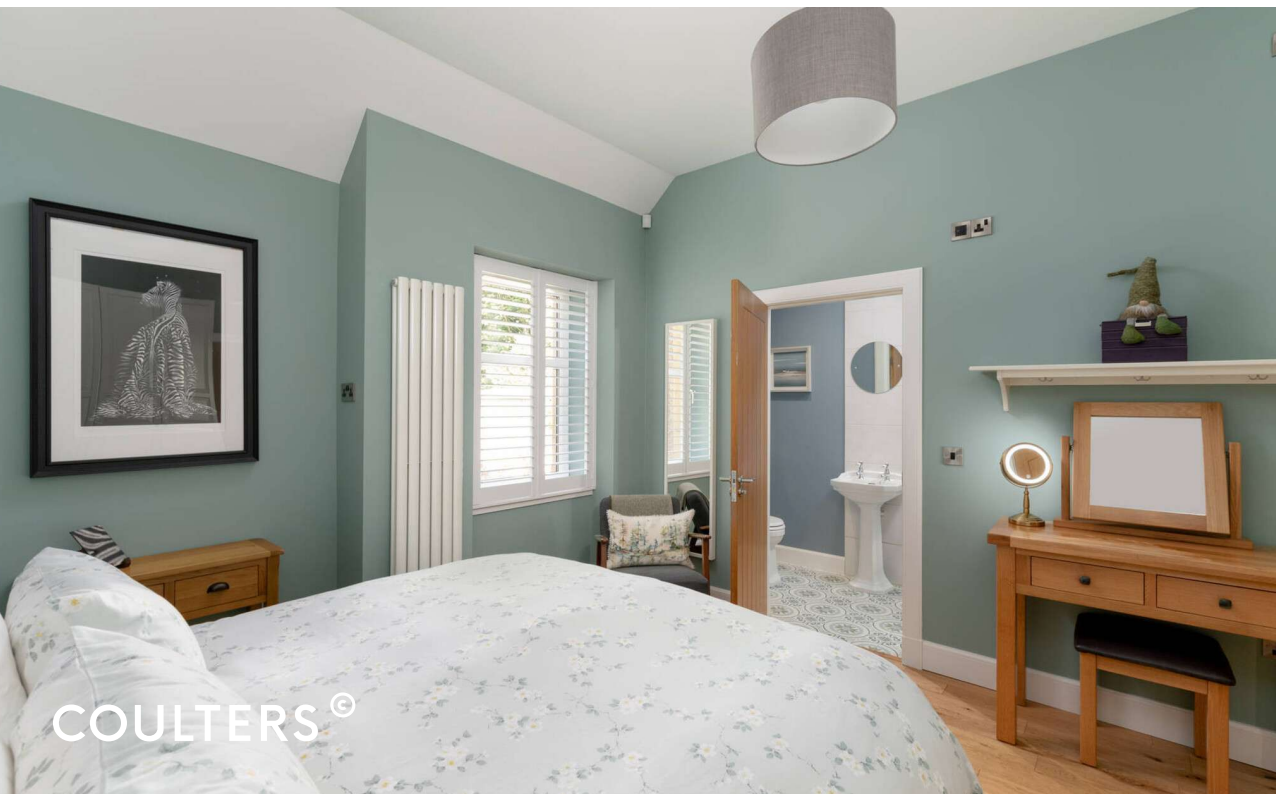
EPC Rating - D



Council Tax Band - C



To the front, you'll find a neatly kept lawn surrounded by mature planting, as well as a summer house with electricity, ideal as a home office or peaceful retreat. The rear garden offers a private, leafy outlook with secluded seating area, perfect for entertaining or relaxing, along with a practical wood store.



MORE INFORMATION

The property comprises; welcoming entrance hallway with ample storage and separate utility cupboard. At the heart of the home lies the fabulous light filled, open plan kitchen/dining/living room with double aspect windows, wood burning stove and bi-folding doors to the rear garden. The kitchen features beautiful stone wall, complimented with modern tiled splash back, double oven, five ring gas hob, full size fridge, full size freezer and a useful corner pantry cupboard.

The principal bedroom includes fitted wardrobes and a sleek en-suite shower room. Two additional bedrooms and a contemporary family bathroom complete the accommodation.

Further highlights include; partially floored attic with Ramsay ladder, full fibre broadband and oak flooring throughout.

EXTRAS

All fixtures and fittings, integrated appliances, window coverings, light fittings, wood shed and summer house are included in the sale.







THE LOCAL AREA

Carberry is situated in a much sought after semi-rural location with easy access to Edinburgh, the East Lothian coast, City bypass and the A1.

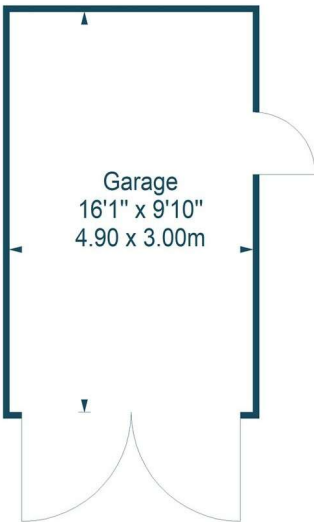
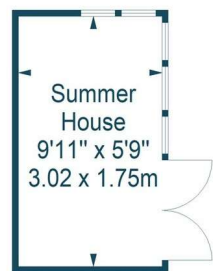
The charming and historic Carberry country estate boasts an array of delightful woodland walks and stunning views over Edinburgh, the coast and the Pentlands. Nearby Inveresk and Musselburgh offer a range of local shops and restaurants and a variety of sporting and leisure amenities including golf and race courses.

Regular train services from Musselburgh take approximately 8 minutes to Edinburgh Waverley Station. The shopping complex at Fort Kinnaird also provides an extensive range of retail shops and restaurants.

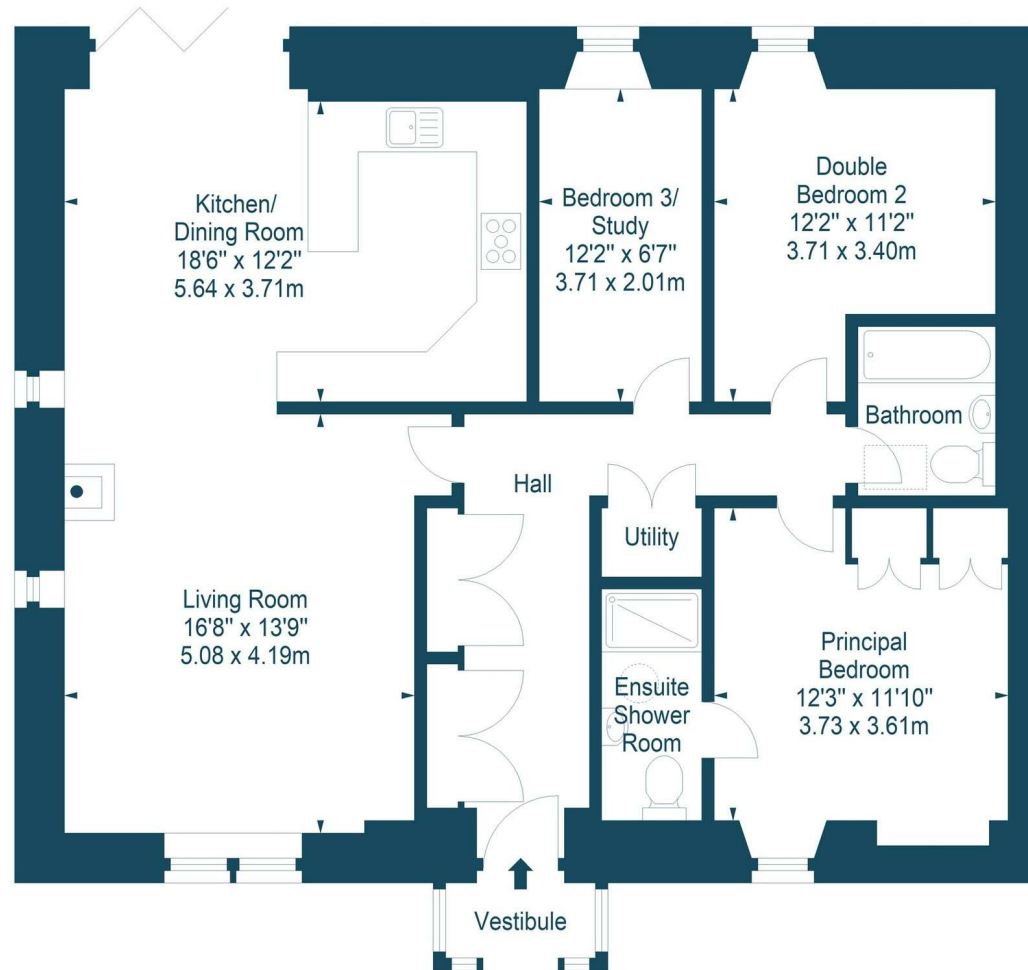
Musselburgh provides both primary and secondary schools. Private schooling is available at Loretto in Musselburgh with many further choices available locally in Edinburgh.

The proximity of the City bypass and the A1 provides fast and easy access to Edinburgh International Airport, the wonderful coastal and leisure facilities along the east coast and easy access to the rest of the country.





Ground Floor



Ground Floor

Woodside Cottage, Carberry, Musselburgh, EH21 8PZ



Approx. Gross Internal Area
1160 Sq Ft - 107.76 Sq M
Garage & Summer House
Approx. Gross Internal Area
214 Sq Ft - 19.88 Sq M
For identification only. Not to scale.
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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.