



April Cottage, Luggate Burn, East Linton

EH41 4QA

Property
PARIS STEELE

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PROPERTY DESCRIPTION

Set within the peaceful and picturesque hamlet of Luggate Burn, just under a ten-minute drive from East Linton, this charming three-bedroom detached bungalow offers a rare opportunity to enjoy idyllic countryside living surrounded by spectacular gardens and open rural views.

Beyond a low stone wall and south-west-facing front garden, the entrance opens into a bright and spacious dining room. A large portrait window floods the space with natural light while framing south-west-facing views flowing seamlessly into the kitchen, and this versatile room is perfectly suited to everyday family life and entertaining.

The adjoining triple-aspect sitting room is warm and inviting, featuring a tasteful décor, soft carpeting, and a multi-fuel stove shared with the dining room. Sliding doors open directly onto the patio, creating effortless indoor-outdoor living.

The kitchen, whilst in need of modernisation, enjoys a beautiful rear garden outlook and is fitted with sleek white wall and floor units, wood-effect worktops, and a tiled splashback. Integrated AEG appliances include an oven and hob, while a neighbouring boiler room provides additional storage and includes a pulley.





A carpeted hallway leads from the dining room to three generously proportioned double bedrooms, including a dual-aspect principal bedroom. All bedrooms have built-in wardrobes with drawers and hanging space. The bedrooms are served by a luxurious family bathroom featuring a bath, separate shower, washbasin built into vanity, a hidden cistern WC, and elegant porcelain tiling that creates a relaxing spa-like atmosphere.

Externally, the wraparound gardens are truly exceptional. Backing onto open fields, the expansive lawn to the rear is dotted with fruit trees, while a side patio provides the perfect setting for dining and entertaining. Keen gardeners will appreciate the greenhouse and well-maintained vegetable beds. A detached garage with store and private driveway complete the property, offering ample off-street parking.

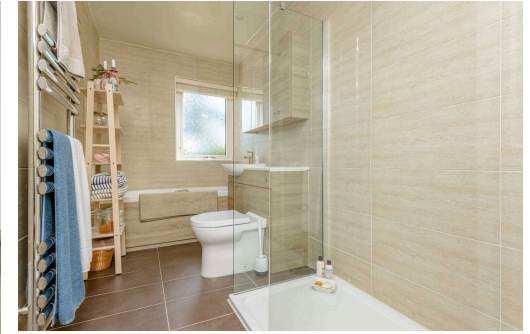


FIXTURES & FITTINGS

All fitted floor coverings, light fixtures, curtains and blinds, cooker, integrated extractor hood*, free-standing dishwasher will be included in the sale. All bedroom wardrobes, and the garden sheds, summerhouse and greenhouse will also be included.

The washing machine, fridge-freezer, and dining room display cabinets may be available by separate negotiation.

*Please note the extractor hood is not in working order



PROPERTY FEATURES

- Three-bedroom cottage
- Triple aspect sitting room opening to the patio
- Dining room leading to the kitchen
- Kitchen with adjacent utility
- Three bedrooms
- Modern family bathroom
- Wrap around gardens
- Detached garage with store and driveway
- Oil fired central heating
- Fibre Broadband
- Double glazing
- Drainage is via a public septic tank
- EPC - C
- Council tax band - F
- Tenure - Freehold

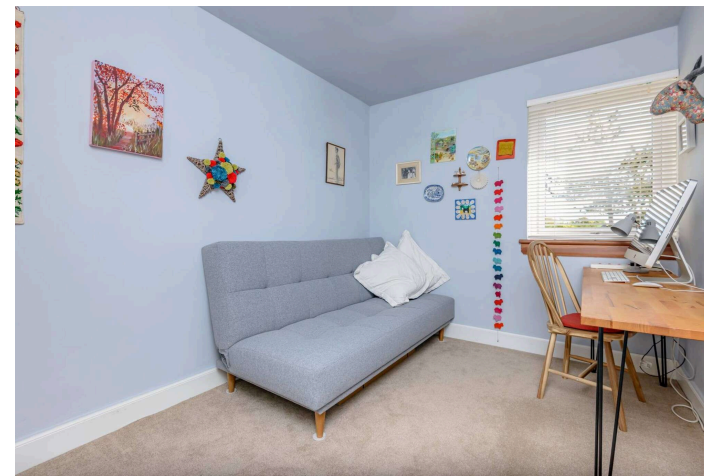
EAST LINTON

Luggate Burn is just a ten-minute drive from East Linton, 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, Dunbar, and Haddington.

Whitekirk Hill with its gym, swimming pool, children's soft play and cafe 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 well-regarded local primary school, and the property is within the catchment area for Dunbar Grammar School. Private schooling is available at Compass in Haddington, Belhaven Hill in Dunbar, and Loretto in Musselburgh with further choices available in Edinburgh.

East Linton Train Station connects the village to the East Coast Main Line, providing convenient access to Edinburgh and London. Edinburgh's City Centre is approximately a 40-minute drive via the A1





Floorplan Image - back page

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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 the intending purchasers to satisfy themselves on these matters prior to the conclusion of missives. All sizes are approximate.
2. The Home Report and more information for this property is available from www.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 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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