

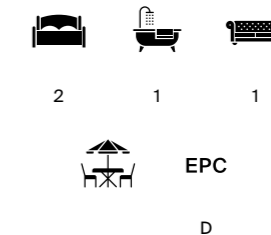


THE LOOKOUT

Canty Bay, East Lothian



EXCEPTIONAL CONTEMPORARY DESIGN IN A RARE COASTAL SETTING WITH STRONG INVESTMENT POTENTIAL



Local Authority: East Lothian Council
Rateable Value: £3,050 PA (Small Business Rates Relief may apply)
Tenure: Freehold

Offers Over: £695,000

THE PROPERTY

Occupying a dramatic coastal position overlooking Canty Bay, The Lookout is a striking contemporary home enjoying uninterrupted sea views across the Firth of Forth, with Bass Rock forming a constant and iconic focal point offshore. The setting is both spectacular and secluded, offering a rare sense of privacy on this highly protected stretch of East Lothian coastline.

North Berwick lies only a short drive away, providing excellent amenities, rail connections and year-round appeal for visitors.

The property has been completely rebuilt by the current owners, creating a highly efficient modern home with underfloor heating and a strong interior specification throughout. Externally, a combination of dark timber cladding and a contemporary aluminum standing seam roof, allows the building to sit comfortably within the coastal landscape, while extensive triple glazing maximises natural light and frames the ever-changing sea views.

Designed with both owner occupation and short-term letting in mind, The Lookout presents an increasingly rare opportunity to acquire a high-quality, purpose-suited coastal asset in a location where supply is extremely limited.





ACCOMMODATION

The accommodation is arranged across a single level, centred around an impressive open-plan kitchen, dining and living space. Glazed doors open directly onto the seaward terrace, creating a seamless connection between interior living space and the exceptional coastal outlook beyond.

The contemporary kitchen features bespoke cabinetry and a central island, while the living area is anchored by a wood-burning stove, providing warmth and atmosphere throughout the seasons.

There are two well-proportioned ground-floor bedrooms, finished to a high standard and ideally suited for guest accommodation. A stylish shower room serves this level, appointed with quality fittings and finishes.

Above the living space, a ladder-accessed mezzanine provides informal ancillary space, currently used by the owners on an occasional basis. This flexible area lends itself to use as a snug, sleeping space or storage subject to individual requirements.





The outdoor spaces at The Lookout are a defining feature. A series of terraces wrap around the house, offering multiple seating and dining areas from which to enjoy the panoramic coastal setting, sheltered views and dramatic sunsets over the sea.

Direct access to Canty Bay below adds significant lifestyle and letting appeal, while an external shower provides a practical and well-considered feature for swimmers and beach users. There is additional storage under the front terrace for outdoor pursuit equipment.

The property benefits from clearly defined legal rights of access and parking, an invaluable attribute in a coastal location of this nature and a key consideration for long-term usability and investment confidence.

LOCATION

Canty Bay is widely regarded as one of East Lothian's most beautiful and unspoilt coastal enclaves, celebrated for its sandy beach, rocky shoreline and spectacular views over Bass Rock. The surrounding coastline offers outstanding opportunities for walking, wild swimming, paddleboarding and wildlife watching, all contributing to strong year-round visitor demand.

North Berwick is a short drive away and provides an excellent range of independent shops, cafés and restaurants, along with two further beaches, a harbour and a mainline railway station. The town is internationally renowned for golf and sits at the heart of Scotland's Golf Coast, with world-class courses including Muirfield, North Berwick West Links, Gullane (No.1, No.2 and No.3), Archerfield and The Renaissance Club all within easy reach.

Edinburgh city centre is readily accessible by road or rail, approximately 30 minutes away, while Edinburgh Airport offers convenient domestic and international connections. This combination of rural seclusion, coastal activity and proximity to the capital underpins the area's enduring popularity with visitors and investors alike.



HOLIDAY LETTING & INVESTMENT

Planning consent for the replacement dwelling restricts occupation to short-term holiday letting only, with a maximum occupancy period of 28 days per stay and a two-month interval before re-letting to the same party. The property may not be occupied as a permanent residential dwelling.

The Lookout has been successfully operated as a high-end holiday let, alongside limited owner use, demonstrating strong and consistent demand with minimal marketing input. Gross income for 2025 totalled £96,000, comprising holiday bookings and owner-use value, with projected gross income for 2026 of approximately £109,020, reflecting continued growth, repeat guests and forward bookings. The property has been effectively fully booked throughout the main spring / summer season this year since reopening in spring after a winter break.

Business rates have been zero-rated under the Small Business Bonus Scheme with the current owner, with the only ongoing charge, aside from regular cleaning, maintenance, utilities and insurance, being a modest annual waste transfer fee.

The property is intended to be offered fully furnished and equipped, presenting a turnkey, going-concern opportunity for a purchaser seeking immediate continuity of holiday-letting operation. Existing bookings may be transferred to a new owner or cancelled, by agreement.

A valid Short-Term Let license is currently in place until April 2027 and a new owner would apply for their own licence, with supporting information available from the seller.



Approximate Gross Internal Area = 805 Sq Ft - 74.78 Sq M
 Mezzanine: 186 Sq Ft - 17.28 Sq M

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Financial Guarantee/Anti Money Laundering: All offers to purchase the property (regardless of whether the offer is on a cash basis or subject to loan funding) must be accompanied with evidence of Source of Funds. This can be in the form of a bank statement showing the purchase price, a financial reference from a bank/funding source, or confirmation from a solicitor that the purchaser has sufficient funds to complete the purchase. In addition, the purchaser must supply certified copies of his/her passport and confirmation of residence in terms acceptable under anti money laundering (AML) legislation. These documents will be required for all individuals who will appear on the title once the transaction is complete.

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