

COULTERS[©]

ROSELEA COTTAGE, PRESTON MILL

EAST LINTON, EAST LoTHIAN, EH40 3DS

 3 BED  1 BATH  1 PUBLIC



TAKE A LOOK INSIDE

Located in the popular village of East Linton, Roselea Cottage is a charming three bedroom stone built cottage situated within walking distance of an excellent range of local amenities, lovely riverside walks and is also within easy reach of the beautiful East Lothian coastline and Edinburgh City Centre.

KEY FEATURES



Bright, well proportioned accommodation



Three bedrooms with built in wardrobes



Delightful south facing private rear garden



Lovely riverside walks



Idyllic countryside setting within easy reach of local amenities



Requires modernisation throughout



EPC Rating - D



Council Tax Band - E



The well proportioned accommodation, now in need of modernisation, is arranged over one level and comprises of an entrance vestibule opening to a hall with a storage cupboard and a cloakroom WC; bright sitting room with a dual aspect; kitchen fitted with a range of base and wall mounted units; two double bedrooms with built in wardrobes; bedroom 3 also with built in wardrobes; and a family bathroom. The property further benefits from a delightful, well established private garden with open countryside views.

Due to the property's heritage, Roselea Cottage is being sold with a Conservation Agreement in place. This may require the National Trust for Scotland's consent to be sought in advance of carrying out works to the property. A Conservation statement and schedule is available from the selling agents.



THE LOCAL AREA

The village of East Linton offers a tranquil semi-rural location with a variety of amenities close to hand. The village itself has a post office, butcher, two pubs, Bostock Bakery, medical centre, pharmacy, library, bookshop, gift shop and Co-op. The nearby Mart hosts a Farmshop, cafe, The Yoga Den and Hometown Coffee Roasters.

Further shopping is available in nearby towns including North Berwick, Haddington and Dunbar. Located between spectacular coastlines and beautiful countryside, there are fantastic opportunities for peaceful walks, cycling, surfing and of course golf with an abundance of renowned courses close by.

The highly renowned East Linton Primary School is located within the heart of the village just a short walk from the property. There are regular bus services to Edinburgh, North Berwick and Dunbar, and East Linton Train Station provides excellent services to the Capital and beyond. It's close proximity to the A1 allows for easy access to Edinburgh, the City Bypass, as well as the Central Scotland motorway network.

EXTRAS

All fitted floor coverings, carpets, blinds, light fittings are included in the sale price.

HOME REPORT VALUATION: £260,000



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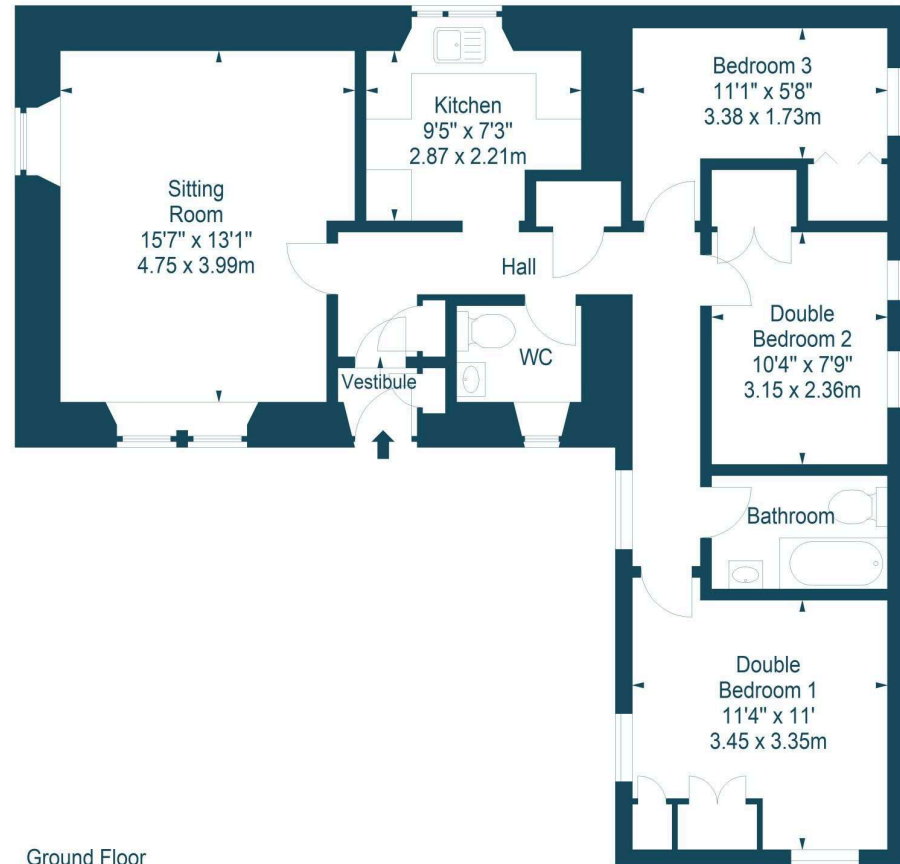


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**Roselea Cottage,
Preston Mill,
East Linton,
East Lothian, EH40 3DS**



Approx. Gross Internal Area
811 Sq Ft - 75.34 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.