

4 Waughton Steading East Linton EH40 3DY

Offers Over £575,000

- Large living room featuring log burner and French doors to garden
- Dining area off living room
- Kitchen fitted with a range of floor and wall mounted units, electric AGA and white goods included
- Four double bedrooms with master featuring en-suite
- Family bathroom fitted with three-piece suite and mains walk in shower
- Electric heating and double glazing
- Communal garden area and large private garden space with summer house
- Large outbuilding over 125sq meters

Council Tax Band: G

Tenure: Freehold



2



4



2



EPC F



Detached

4 Waughton Steading is a superb four-bedroom steading conversion set within the beautiful East Lothian countryside, offering an exceptional blend of character, space and potential. Boasting generous living accommodation, stunning private gardens and substantial outbuildings, this impressive home is ideally suited to modern family living.

The accommodation centres around a spacious and welcoming living room, featuring a charming log-burning stove and French doors that open directly onto the communal courtyard. Cleverly designed to incorporate a dedicated dining area, this versatile space is perfect for both everyday family life and entertaining guests.

The well-appointed kitchen is fitted with a range of wall and floor-mounted units, an electric AGA and a selection of white goods, all of which are included in the sale.

There are four generously sized double bedrooms. The master bedroom benefits from a private en-suite bathroom complete with a two-piece suite and a mains-powered walk-in shower. A spacious family bathroom serves the remaining bedrooms and is fitted with a three-piece suite as well as an additional mains-powered walk-in shower. Further benefits include electric heating and double glazing throughout.

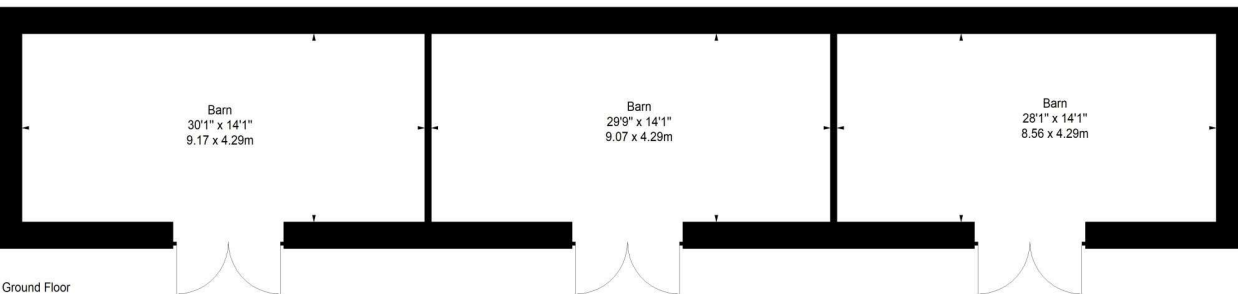
Externally, the property enjoys beautifully maintained private gardens featuring mature flowerbeds, a large lawn and a patio area, creating the perfect setting for outdoor dining, entertaining and summer barbecues. A standout feature of the property is the extensive outbuildings, which provide approximately 127 sq m of additional space and present excellent potential for a variety of uses, including further development, subject to the necessary planning consents. Ample off-street parking is available via the private driveway, with space for at least three vehicles.

Nestled in the heart of the East Lothian countryside between East Linton and North Berwick, the property enjoys a peaceful rural setting with excellent access to local amenities and transport links. East Linton, a charming conservation village on the banks of the River Tyne, offers a range of everyday amenities including local shops, a Post Office, Co-op and butcher, while more extensive shopping and leisure facilities can be found in nearby North Berwick, Haddington and Dunbar. East Lothian is renowned for its stunning coastline, with beautiful beaches including nearby Tynninghame Beach and Belhaven Bay, as well as excellent opportunities for walking, cycling, golf and other outdoor pursuits. Leisure centres with swimming pools are available in North Berwick, Haddington and Dunbar. The area is well served by respected local schools, including East Linton Primary School and North Berwick High School. Excellent road, bus and rail connections provide easy access to Edinburgh city centre, with railway stations at East Linton, North Berwick, Dunbar and Drem offering regular services.

Viewing by appointment on 0131 337 1800







**Waughton Steading,
East Linton,
East Lothian, EH40 3DY**



Approx. Gross Internal Area
1800 Sq Ft - 167.22 Sq M
Summer House & Barns
Approx. Gross Internal Area
1377 Sq Ft - 127.92 Sq M
For identification only. Not to scale.
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