



Towerhill, Elphinstone - EH33 2NP
£1,800 PCM

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Towerhill

Elphinstone, Tranent

A 4-bedroom bungalow in Elphinstone with far-reaching countryside views and generous wraparound gardens.

- 4 bedrooms
- Countryside views
- New carpets and boiler
- Open-plan kitchen/dining area
- Open fire
- Large wrap around garden and suntrap patio

Accommodation Comprises

Internally: Kitchen/Dining Area, WC, Living Room, Principal Bedroom, Family Bathroom, Bedrooms 2,3 & 4

Externally: Garden, Driveway, Parking, Patio, Shed



Property Description

A 4-bedroom bungalow located in the desirable village of Elphinstone, enjoying beautiful countryside views. The property has been recently refreshed with brand new carpets throughout and benefits from a newly installed boiler, offering modern comfort throughout.

The entrance hall provides a welcoming introduction to the home, complete with a convenient WC. From here, the accommodation flows into a spacious open-plan kitchen and dining area, fitted with an electric oven and hob and complemented by two pantry-style cupboards, offering excellent storage and practicality.

A short set of stairs leads up to the landing and generous living room, where a beautiful open fire creates a warm focal point. Large sliding doors open directly onto the patio and rear garden, seamlessly blending indoor and outdoor living.

The property offers four well-proportioned bedrooms, comprising one single room, two doubles (one of which benefits from built-in storage), and a spacious principal bedroom with built-in wardrobes. Each bedroom enjoys delightful outlooks over the surrounding gardens, rolling hills, and towards the distant sea. A well-appointed family bathroom serves the accommodation, featuring both a bath and separate shower.

Externally, the property boasts a large wraparound garden, making it ideal for families and pets. The garden includes a suntrap patio area perfect for outdoor seating and entertaining, as well as a useful shed. A driveway and off-street parking provides space for multiple vehicles.

Additional land is available via separate negotiation, including grazing land and a holding shed located in a nearby field, offering excellent potential for equestrian or hobby farming use.





Additional Information

Monthly Rent: £1,800 PCM

Deposit: £2,000

Availability: ASAP

Furnishing: Unfurnished

Council Tax Band: Band F

EPC Rating: Rated D (56)

Landlord Registration Number: PENDING. Application Number ELO-1825002-26

Scottish Letting Agent Registration: LARN 1807018

What3Words: [///retrieves.commented.guarded](#)

Services: Mains water, electricity and drainage via a private septic tank

Heating: Oil Central Heating

Parking: Private Driveway & Off-Street Parking

Broadband & Mobile Coverage: Full fibre to the cabinet and good mobile coverage

Fixtures & Fittings: The tenancy includes all fitted floor coverings, blinds, light fittings and integrated appliances unless otherwise stated.

Pets: Considered

Smoking: No smoking permitted within the property.

Distances

Tranent 2 miles, Musselburgh 4 miles, Haddington 8 miles, Dalkeith 5 miles, North Berwick 14 miles, Edinburgh City Centre 10 miles, Prestonpans Railway Station 3 miles, Edinburgh Airport 21 miles (all distances are approximate)



Area Insights

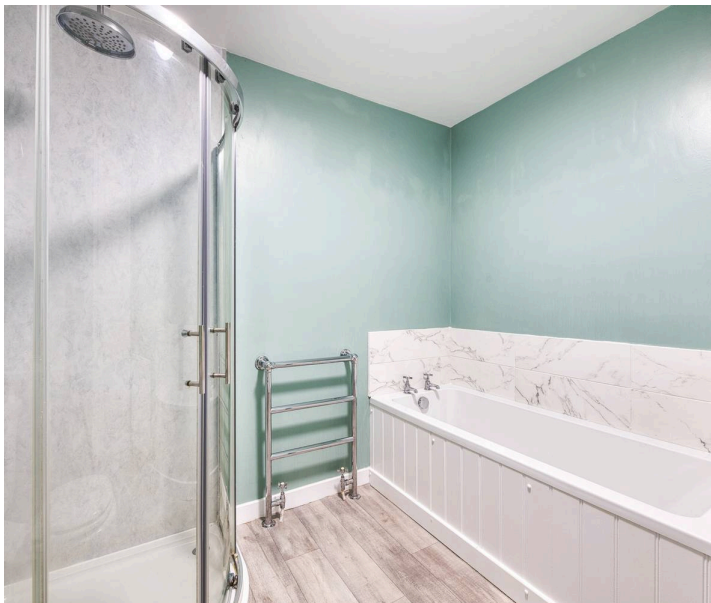
Towerhill enjoys a peaceful setting within the desirable village of Elphinstone, a well-established East Lothian community offering the perfect balance of rural charm and excellent connectivity.

Situated just a short distance from the neighbouring town of Tranent, residents benefit from easy access to a wide range of everyday amenities, including supermarkets, independent shops, cafés, healthcare facilities, and primary and secondary schooling.

Surrounded by the attractive East Lothian countryside, Elphinstone provides an ideal base for those who enjoy outdoor living. The area offers an abundance of scenic walking, cycling and equestrian routes, while nearby parks, woodland walks and open countryside create a tranquil environment to explore throughout the year. The renowned East Lothian coastline, with its beautiful beaches, golf courses and picturesque seaside towns, is also within easy reach. The historic county town of Haddington lies approximately 8 miles to the east and offers an excellent selection of shops, restaurants, leisure facilities and professional services.

The vibrant city of Edinburgh is approximately 10 miles to the west and provides an outstanding range of cultural, retail and entertainment attractions, together with several universities and major employment centres. For commuters, Elphinstone is particularly well placed. Prestonpans Railway Station is located nearby and provides regular services to Edinburgh and beyond, while the A1 offers straightforward road connections throughout East Lothian and to the wider Scottish motorway network. Edinburgh Airport is also easily accessible, providing domestic and international travel options.

The wider East Lothian area is renowned for its exceptional quality of life, combining beautiful countryside, award-winning beaches, world-class golf courses and a rich cultural heritage. From exploring nearby historic landmarks and coastal villages to enjoying outdoor pursuits and local events, Elphinstone offers a highly desirable lifestyle within one of Scotland's most sought-after regions.



Useful Links

Elphinstone Village Hall –

<https://www.elphinstonevillage.org.uk>

East Lothian Council – <https://www.eastlothian.gov.uk>

Tranent Medical Practice –

<https://www.tranentmedicalpractice.scot.nhs.uk>

Ross High School – <https://www.rosshighschool.org.uk>

Windygoul Primary School –

<https://www.windygoul.elcschool.org.uk>

Preston Lodge High School –

<https://www.prestonlodge.elcschool.org.uk>

The Brunton Theatre, Musselburgh –

<https://www.thebrunton.co.uk>

Musselburgh Racecourse – <https://www.musselburgh-racecourse.co.uk>

Visit East Lothian – <https://www.visiteastlothian.org>

National Museum of Flight –

<https://www.nms.ac.uk/national-museum-of-flight>

Scottish Seabird Centre – <https://www.seabird.org>

North Berwick Golf Club –

<https://www.northberwickgolfclub.com>

Gullane Golf Club – <https://www.gullanegolfclub.com>

Prestonpans Railway Station – <https://www.scotrail.co.uk>

East Lothian Leisure – <https://www.enjoyleisure.com>

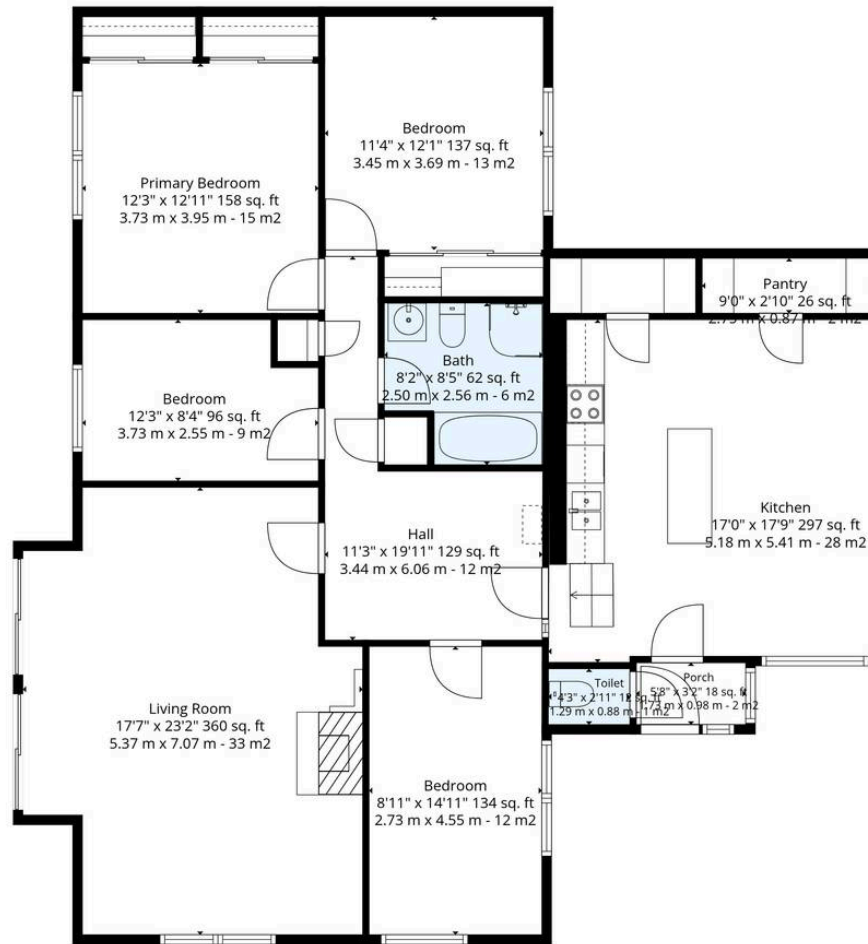
John Muir Way – <https://johnmuirway.org>

Edinburgh Airport – <https://www.edinburghairport.com>

Fort Kinnaird Retail Park – <https://www.fortkinnaird.com>







Total: 1533 sq. Ft, 142 m2

Ground Floor: 1533 sq. Ft, 142 m2

Excluded Areas: Porch: 19 sq. Ft, 2 M2, Toilet: 12 sq. Ft, 1 M2, Walls: 93 sq. Ft, 8 m2

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



Paton & Co

Paton & Co LLP, Conduit House - TD15 1TB

01289542400 • enquiries@patonandco.com • www.patonandco.com/

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