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1 LUGGATE STEADING

EAST LINTON, EAST LoTHIAN, EH41 4PZ

 4 BED  3 BATH  2 PUBLIC



TAKE A LOOK INSIDE

Forming part of an impressive conversion of a B-listed red sandstone farm steading dating back to 1852, North Range, 1 Luggate Steading is a beautifully presented four-bedroom family home set within the peaceful East Lothian countryside.

Enjoying uninterrupted views towards Traprain Law, the property offers a wonderful balance of rural tranquillity and convenience, with East Linton, Haddington and Dunbar all within easy reach, along with the stunning coastline, renowned golf courses and an excellent range of local amenities.



KEY FEATURES



Impressive B-listed steading conversion.



Four double bedrooms, two with ensembles.



Delightful, well established rear garden with stunning rural views.



Private gated courtyard with ample driveway parking.



Idyllic countryside setting within easy reach of local amenities.



Beautifully presented, contemporary living.



EPC Rating - D



Council Tax Band - G



To the front, a charming courtyard provides generous driveway parking and excellent external storage, while to the rear a mature private garden offers a peaceful setting for outdoor enjoyment.

The accommodation is exceptionally bright and well proportioned, combining period character with contemporary living.

A welcoming entrance hall leads to the impressive open-plan sitting and dining room, where a modern wood-burning stove, exposed beams and glazed doors opening onto the rear garden create a wonderful entertaining and family space.





MORE INFORMATION

The triple-aspect kitchen and breakfast room is fitted with an excellent range of cabinetry and is centred around a large island, with direct access to the front courtyard.

The ground floor also includes two generous double bedrooms, a well-appointed family bathroom and a practical utility room.

Upstairs, the principal bedroom enjoys far-reaching open views and benefits from an en-suite shower room, while a further spacious double bedroom also features its own en-suite shower room.



EXTRAS

All fitted floor coverings, carpets, the bedroom curtains, blinds, light fittings, electric hob, double oven, fridge/freezer, dishwasher, washing machine, tumble dryer, wall mounted television, garden shed, glass topped potting table, fire pit, compost bin, wooden table and six chairs are included in the sale. Some of the furniture may be available by separate negotiation.

The property is heated by an air source heat pump and is fitted with double glazing throughout.







THE LOCAL AREA

Luggate is a charming hamlet located approximately 2 miles south of East Linton and close to Haddington and Dunbar. The property offers a tranquil semi-rural location with the benefit of a variety of amenities close to hand.

East Linton has a post office, butcher, two pubs, Bostock Bakery, medical centre, pharmacy, library, bookshop, gift shop and Co-op. The 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 and surfing .

The highly renowned East Linton Primary School is located within the village with secondary schooling at Dunbar Grammar. Private schooling is available at The Compass School in Haddington, Belhaven Hill in Dunbar, and Loretto in Musselburgh, as well as a variety of choices in Edinburgh.

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.



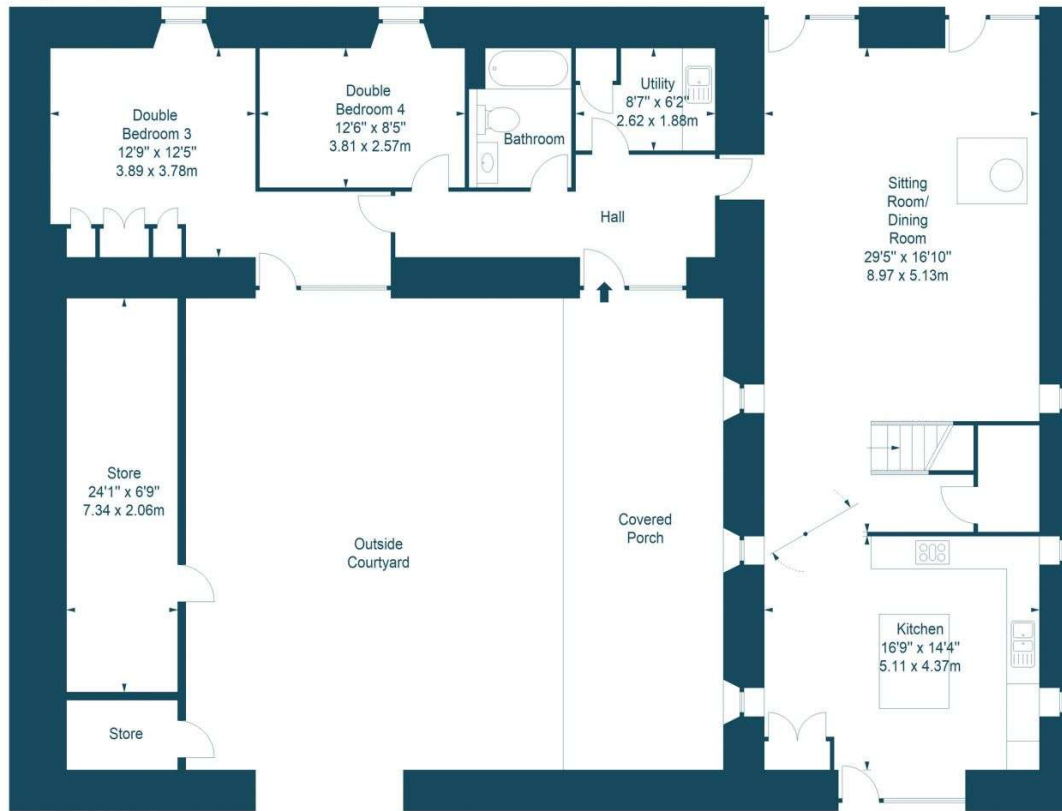
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HOME REPORT VALUATION: £585,000

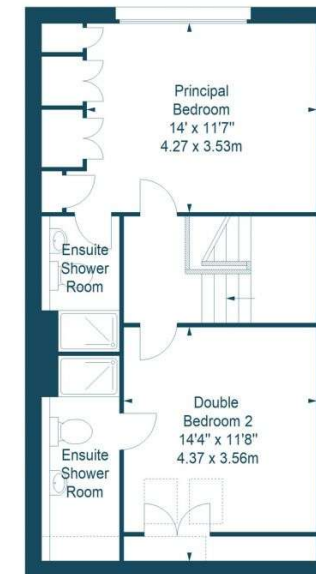
Luggate Steading,
Luggate,
Haddington,
East Lothian, EH41 4PZ



Approx. Gross Internal Area
1910 Sq Ft - 177.44 Sq M
Stores
Approx. Gross Internal Area
194 Sq Ft - 18.02 Sq M
For identification only. Not to scale.
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Ground Floor



First Floor

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0131 603 7333



enquiries@coultersproperty.co.uk

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.