




COULTERS<sup>©</sup>

# 3 LUGGATE STEADING

WHITTINGEHAME, EAST LoTHIAN, EH41 4PZ

 3 BED  2 BATH  1 PUBLIC





## TAKE A LOOK INSIDE

A charming three-bedroom mid-terrace family home, forming part of a beautiful B-listed red sandstone converted steading. The property offers spectacular, uninterrupted views of the surrounding East Lothian countryside and is ideally located within easy reach of East Linton, Haddington and Dunbar, where a variety of shops, restaurants, and amenities are available.

The property is double glazed throughout with oil fired central heating.

## KEY FEATURES



Charming red sandstone terraced home



Three double bedrooms



Private gardens with open countryside views



Double carport and visitor parking



Idyllic countryside setting



Excellent local amenities in nearby towns



EPC Rating - C



Council Tax Band - F







The property features an enclosed front garden and a further wrap-around garden to the south and east. It also benefits from a useful integrated store by the front door, double carport and additional visitor parking.

The accommodation comprises: a welcoming entrance hallway; a bright, open-plan kitchen/dining/sitting room with expansive ceiling height and exposed beams. The kitchen is equipped with a range cooker, a selection of fitted units, and an island. The sitting area is centered around a modern wood-burning stove. There is also a utility room with direct access to the wrap-around garden. The master bedroom benefits from an en-suite shower room, while two additional double bedrooms and a family bathroom complete the accommodation.







## THE LOCAL AREA

Luggate is a charming hamlet located approximately 2.5 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.

## EXTRAS

All fixtures and fittings, window coverings, floor coverings and light fittings are included in the sale.

**HOME REPORT VALUATION: £450,000**









## GET IN TOUCH



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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.