


COULTERS<sup>©</sup>



# BOWLING GREEN COTTAGE

ATHELSTANEFORD, EAST LoTHIAN, EH39 5BE

 4 BED  2 BATH  3 PUBLIC



## TAKE A LOOK INSIDE

A spacious four bedroom family home peacefully situated within an idyllic setting in popular Athelstaneford with open views of the fields beyond. The property sits within a large plot and benefits from a South Facing rear garden with summerhouse, shed and greenhouse, and an extensive driveway for multiple cars and a large purpose built log store to the front.

The rear garden and summerhouse can be accessed directly from the living room which boasts a newly installed wood burning stove.

There is a spacious dining kitchen, family room, utility room, master bedroom with en suite, three further double bedrooms, family bathroom and a floored attic room currently used as a study. The property is fitted with linked smoke alarms and a carbon monoxide alarm.

## KEY FEATURES



Detached home with open outlook



Large fully enclosed rear South facing garden with open views across fields beyond



Peacefully situated in the popular village of Athelstaneford



Four double bedrooms



Extensive driveway for multiple cars



Close to the popular local primary school and village hall





## THE LOCAL AREA

Athelstaneford offers an idyllic rural lifestyle with the benefit of a number of amenities within easy reach. Nearby Towns such as North Berwick and Haddington provide a variety of amenities from super markets to restaurants and bars.

Schooling and childcare are well-catered for from nursery to secondary level, with Athelstaneford Primary School and Caz's kids private nursery in the village and highly-regarded North Berwick High School just a short drive away.

The area is served by convenient rail links, with nearby Drem and East Linton train stations offering a 25-minute journey into the capital, and thanks to its close proximity to the A1, commuting is swift and convenient.

## EXTRAS

All integrated appliances, fitted floor coverings, window coverings and light fittings are included in the sale.

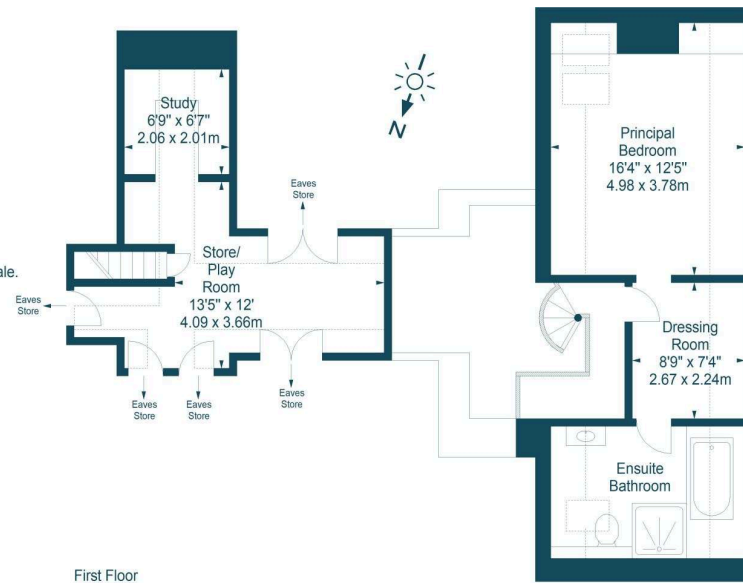




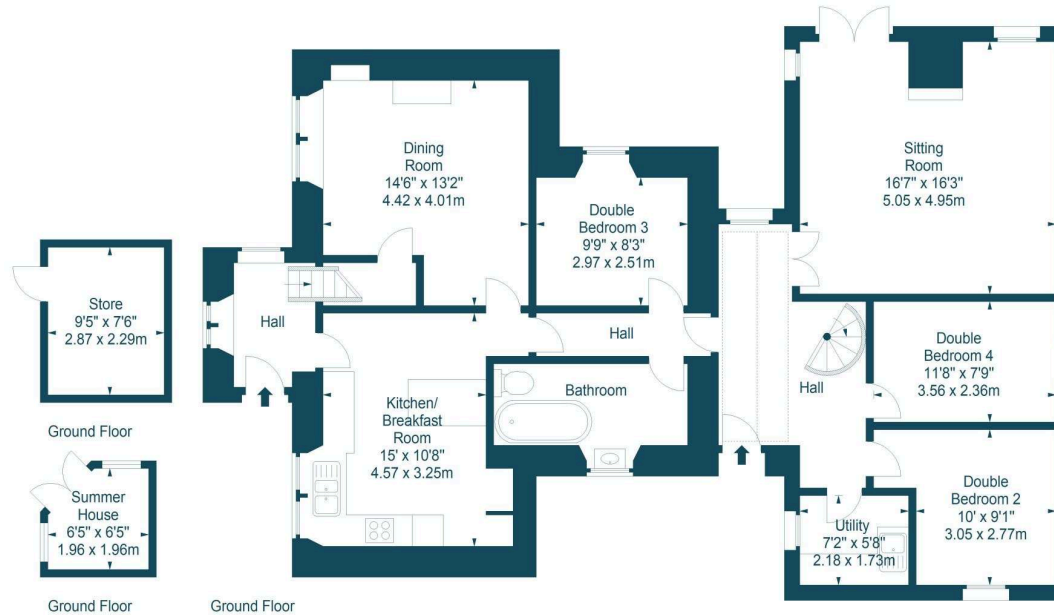
**Bowling Green Cottage,  
Athelstaneford,  
North Berwick,  
East Lothian, EH39 5BE**



Approx. Gross Internal Area  
1969 Sq Ft - 182.92 Sq M  
Summer House & Store  
Approx. Gross Internal Area  
109 Sq Ft - 10.13 Sq M  
For identification only. Not to scale.  
© SquareFoot 2024



First Floor



Ground Floor

Ground Floor

Ground Floor

## GET IN TOUCH



[www.coultersproperty.co.uk](http://www.coultersproperty.co.uk)



0131 603 7333



[enquiries@coultersproperty.co.uk](mailto: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.