



GARDEN STIRLING BURNET

6 ELPHINSTONE TOWER COTTAGE

ELPHINSTONE, EAST LoTHIAN, EH33 2LZ



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This traditional end-terrace cottage is situated just outside Elphinstone, surrounded by the picturesque East Lothian countryside and enjoying all-day sunshine, offering two bedrooms, a living room, a dining kitchen, and a bathroom, plus front and rear gardens and private parking. The home is well-presented with attractive, modern interiors and tasteful décor throughout.

The home's front door opens into a welcoming hallway (with a large built-in storage cupboard), where the stylish interiors are immediately introduced with on-trend navy-blue and neutral décor and warm wood-styled flooring. Immediately on your left, you step into a living room, where the hall's neutral décor and flooring is continued, enhanced by a rich-red feature wall. Here, plenty of space is provided for various arrangements of lounge furniture, and wide west-facing patio doors capture afternoon and evening sunshine, frame views of the garden and the countryside beyond, and open out onto a patio. Along the hall in the kitchen, modern matte-white wall and base cabinets are accompanied by spacious black worktops and white splashback tiling, and integrated appliances comprise an oven, a hob, an extractor hood, a fridge/freezer, and a dishwasher. French doors open from here onto the front garden – perfect for alfresco dining and summer barbecuing!

FEATURES

- Traditional end-terrace cottage near Elphinstone
- Scenic open views of the countryside, the Pentland Hills, and the Firth of Forth
- Well-presented, modern interiors
- Welcoming hallway with large storage cupboard
- Dual-aspect living room
- Well-appointed dining kitchen
- Two good-sized double bedrooms
- Family bathroom with shower-over-bath
- Low-maintenance rear garden
- Well-maintained front garden with countryside views
- Two private parking spaces and two visitors' spaces
- Air-source heating, double glazing, and solar panels with battery storage





The cottage houses two good-sized double bedrooms, both well-presented with tasteful décor, feature walls, and wood-styled flooring, and both offering space for freestanding bedroom furniture. The larger of the two further benefits from a built-in wardrobe. Finally, a bathroom completes the accommodation on offer and comprises a bath with an overhead shower and a glazed screen, a pedestal basin, and a WC. The home is kept warm by an air-source central heating system, the windows are all double glazed, and the property benefits from solar panels.

Externally, the home is accompanied a low-maintenance, gravelled rear garden, and a front garden featuring a well-maintained lawn, a patio for outdoor seating, and a gravelled area, the property captures sun all day from the front to back of property. It also has a large garden area adjacent to the parking spaces. The cottage also benefits from two private parking spaces and two visitors' spaces.

Extras: All fitted window coverings, light fittings, and integrated kitchen appliances will be included in the sale.







Elphinstone

The tranquil village of Elphinstone offers the best of both worlds: a picturesque setting in the scenic East Lothian countryside just ten miles from Edinburgh. The village is served by local amenities including a village shop, post office and a pub, with additional shops and services available just a short drive away in the towns of Tranent to the north and Ormiston to the south. Nearby Fort Kinnaird and Straiton Retail Park also offer an extensive range of high street shops, restaurants and leisure facilities. Thanks to its semi-rural location, Elphinstone enjoys no shortage of outdoor pursuits including a vast network of walking and cycling routes throughout East Lothian, plus a selection of prestigious golf courses. For sport and fitness enthusiasts, nearby Tranent boasts a well-equipped leisure centre including a gym, sports hall and outstanding football, rugby and hockey pitches, and is also home to the East Lothian Athletics Arena. Early years and primary schooling is provided at Elphinstone Primary School, followed by secondary education at Ross High School in Tranent, with a wide choice of independent schools also available in East Lothian or Edinburgh. Elphinstone is an ideal commuter location thanks its close proximity to the capital (30 minutes by car) and its excellent public transport links. Transport by rail 9mins from Prestonpans/ Wallyford park & ride. The nearby A1 provides swift and easy access to the capital, as well as convenient connections to Edinburgh City Bypass, Edinburgh Airport and the M8/M9 motorway network.







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1. While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.
2. Interested parties are advised to note interest through their solicitor as soon as possible in order to be kept informed should a Closing Date be set. The seller will not be bound to accept the highest or any offer.

FLOORPLAN

