



GILSON GRAY

LAW • PROPERTY • FINANCE

ROSE COTTAGE

3 Newbyth Steading, East Linton, EH40 3DU



This traditional semi-detached cottage forms part of a characterful steading conversion in the heart of the East Lothian countryside, close to East Linton and Whitekirk. The three-bedroom home has a wealth of living space and is presented with modern fixtures and fittings, enhanced by characterful features and neutral décor. The home and its location are sure to appeal to a wealth of buyers, with excellent amenities nearby, as well as the picturesque countryside on the doorstep and the coast enviably close by.

Extras: Integrated kitchen appliances comprising a microwave/oven, a hob, an extractor fan, a fridge/freezer, dishwasher and washing machine will be included in the sale. Please note, no warranties or guarantees shall be provided for the appliances.



FEATURES

- Traditional semi-detached cottage over two floors
- Situated in a picturesque location, near East Linton
- Surrounded by unspoilt natural landscapes
- Well-presented and characterful interiors
- Airy reception hall with storage and WC
- Open plan living room with multi-burner stove
- Sunroom adjoining the living room
- Beautifully appointed dining kitchen with breakfast bar and multi stove
- Three bedrooms (two with built-in/eaves storage)
- Stylish, modern shower room
- Mature front and rear gardens with summerhouses and greenhouse
- Private driveway to side of property







"THIS THREE-BEDROOM
COTTAGE IS SURE TO APPEAL
TO THOSE LOOKING FOR A
TRANQUIL, RURAL
COUNTRYSIDE RETREAT."





EPC RATING:



COUNCIL TAX BAND:



VIEWINGS: by appointment with Gilson Gray on 01620 893 481





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BORDERS

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