

COULTERS®

10 WHITEKIRK COTTAGE

WHITEKIRK, EAST LoTHIAN, EH42 1XS

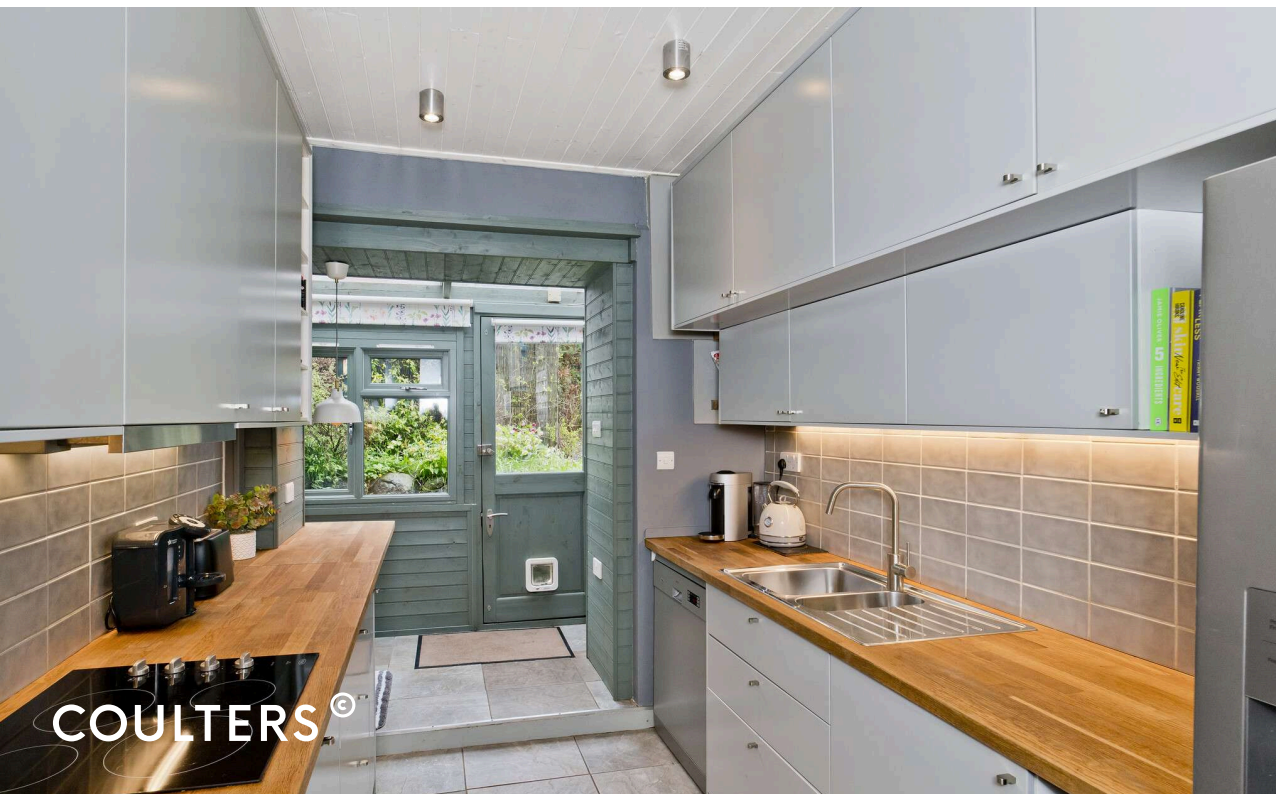
 3 BED  1 BATH  2 PUBLIC



TAKE A LOOK INSIDE

Set amidst the idyllic East Lothian countryside, in the charming village of Whitekirk, 10 Whitekirk Cottage is a beautifully presented three bedroom semi-detached home that effortlessly blends the character of a traditional C-listed cottage with the versatility of modern living.

Enjoying a mature, landscaped rear garden with a garden Studio and decked terrace overlooking open fields, the property offers a peaceful rural retreat with the convenience of local amenities in nearby North Berwick and East Linton.



KEY FEATURES



Semi detached cottage



Three double bedrooms



Private enclosed garden to the rear



On street parking



Idyllic countryside setting



Garden Studio



EPC Rating - E



Council Tax Band - E



The accommodation comprises; an inviting entrance hall; a stylish kitchen with a hidden utility area and direct access to the garden; a cosy living room with a wood-burning stove and sliding doors to a garden room with direct access to the outdoors. The principal double bedroom features fitted wardrobes, complemented by two further double bedrooms, one offering Ramsay ladder access to a large, floored attic room. A family bathroom with a three-piece suite and separate shower completes the internal accommodation.

Additional benefits include double glazing throughout and an efficient oil-fired central heating system.





THE LOCAL AREA

Whitekirk is an idyllic village situated in the heart of the East Lothian countryside, close to both East Linton and North Berwick. The village has a beautiful historic church, and Village hall, and nearby Whitekirk Hill offers leisure facilities, play barn and a cafe and restaurant.

The area has an abundance of pleasant walks nearby including Binning Wood, the John Muir Country Park and the East Lothian coastline itself where there are excellent beaches.

Local shops are available in East Linton while supermarket facilities are available in both North Berwick and Haddington.

There is easy access to the City Centre, the central Scotland motorway network and Edinburgh International Airport and there are good rail connections at Dunbar, East Linton and at North Berwick. There is popular local primary and secondary schooling in North Berwick with bus pick up and drop off from the village.

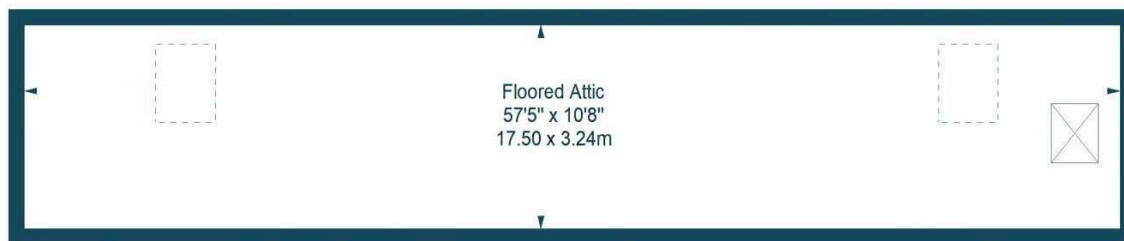
EXTRAS

All integrated appliances, light fittings, floor coverings and window coverings. Garden sheds and summer house are also included in the sale.





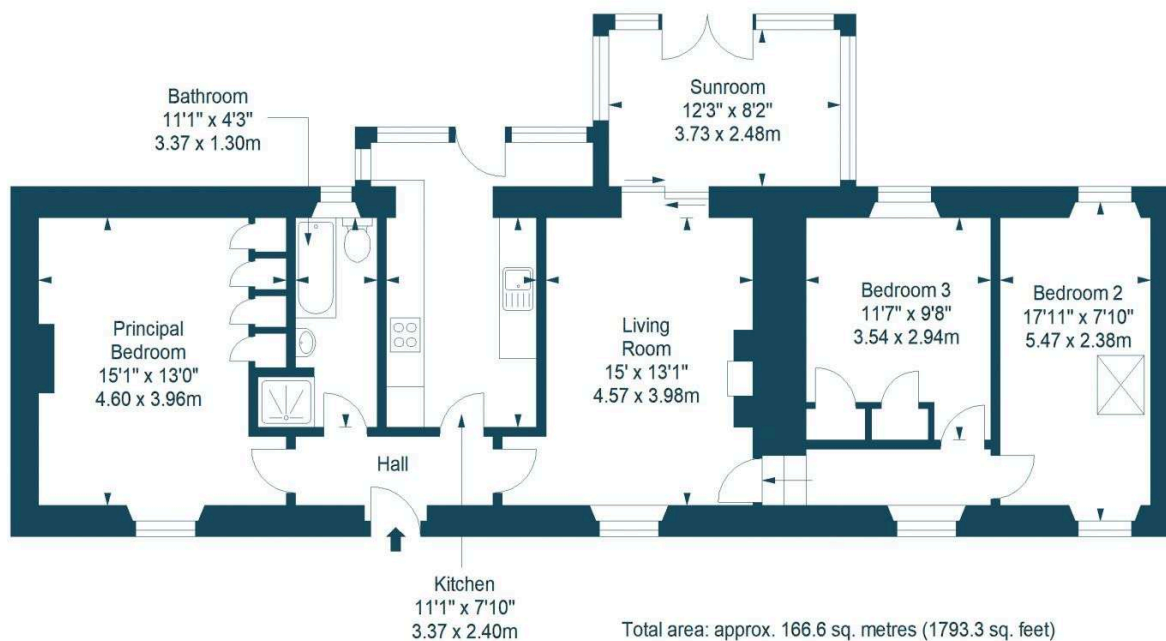
Attic
Approx. 56.9 sq. metres (612.5 sq. feet)



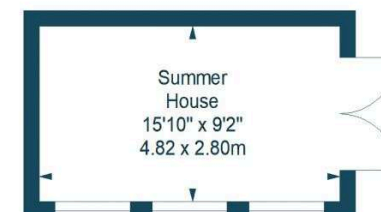
Shed
Approx. 1.8 sq. metres (19.4 sq. feet)



Ground Floor
Approx. 94.4 sq. metres (1016.1 sq. feet)



Summer House
Approx. 13.5 sq. metres (145.3 sq. feet)



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01620 671 837



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.