



## Woodside Cottage 5 Burnside Cottages, Seton Mains, EH32 0PG





## Welcome

Set over three levels, Woodside Cottage is a beautifully presented and characterful detached home offering the perfect balance between countryside tranquillity and everyday convenience. The property is tastefully decorated and has the benefits of gas central heating, double glazing and beautiful natural light throughout the house.

Tucked away in a quiet rural position yet within easy reach of local amenities, Longniddry train station and Edinburgh, this home will appeal to those seeking a calmer pace of life without feeling disconnected. The accommodation is arranged over three levels and includes two well-proportioned bedrooms, a spacious and sociable kitchen diner with integrated white goods including washing machine, dishwasher, oven and hob - ideal for everyday living and entertaining, and a cosy lounge featuring a wood-burning stove and patio doors that open out to a delightful outlook - perfect for enjoying the surrounding setting in all seasons. On the upper top level is the modern bathroom and on the entry level we have a wc/cloakroom.

Externally, the property benefits from three private parking spaces and a lovely low-maintenance garden, ideal for relaxing without the upkeep. The decking gives a perfect private area to relax or for alfresco dining and benefits from having full sun. One of the standout features is the immediate access to beautiful woodland walks right on the doorstep, leading through to the beach - offering an enviable lifestyle for dog walkers, nature lovers and those who simply enjoy being outdoors. Woodside Cottage offers a rare opportunity to enjoy a unique home in a truly special location, combining charm, comfort and connectivity.











## Seton Mains

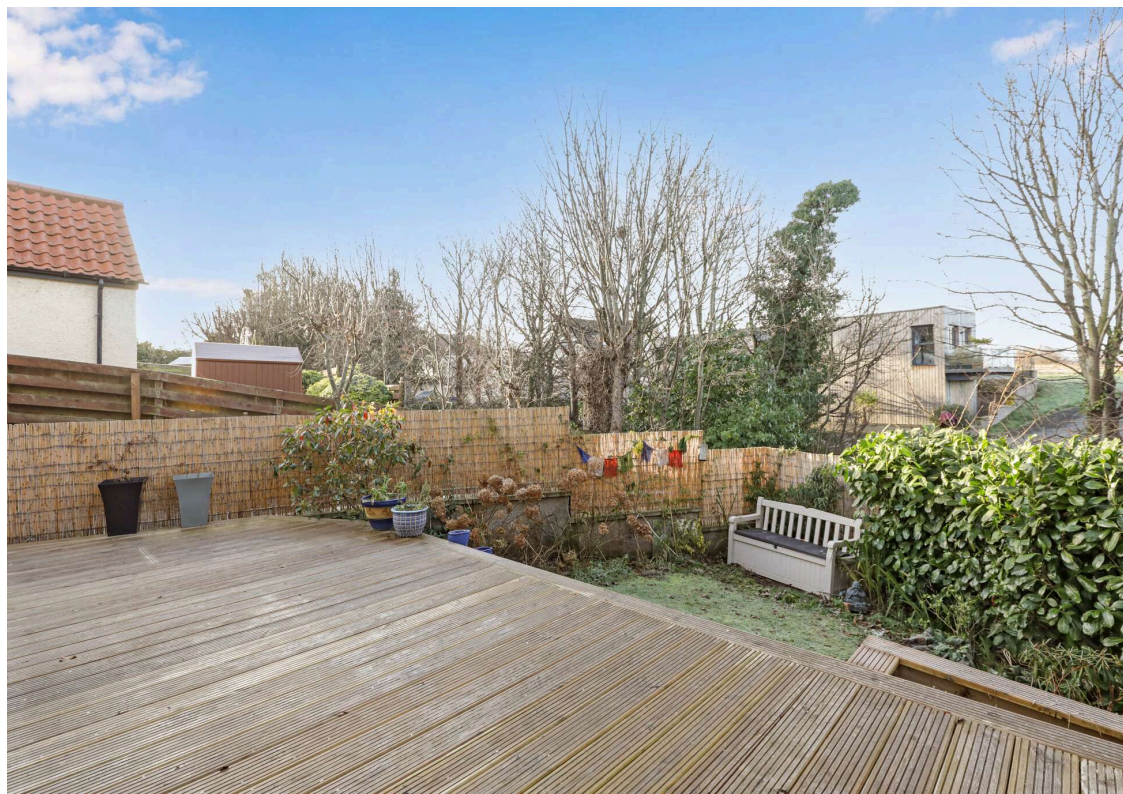
Seton Mains is a lovely quiet setting just over 1 mile from Longniddry, close by is Port Seton and Prestonpans and Haddington 7 miles away. Excellent railway transport links from nearby Longniddry and Prestonpans. Frequent and local buses also connect with the surrounding towns and the city with direct routes. Schooling is well catered for and within easy reach are Blindwells Primary, Preston Tower Primary and Longniddry Primary with secondary education being served by Preston Lodge. For the golfing enthusiasts, there are several highly regarded courses including Longniddry Golf Club, Craigielaw Golf Club and Muirfield. East Lothian boasts an abundance of beautiful walks, Longniddry Bents, local paths and woodland trails link the surrounding villages and countryside including routes around Sandy Walk Woodlands and The John Muir Way. Aberlady Bay Local Nature Reserve is a short drive away

## Extras

Included in the sale are all all window dressings, log and garden shed. Items of furniture may be by separate negotiation.










# Get in touch

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 0131 240 3818

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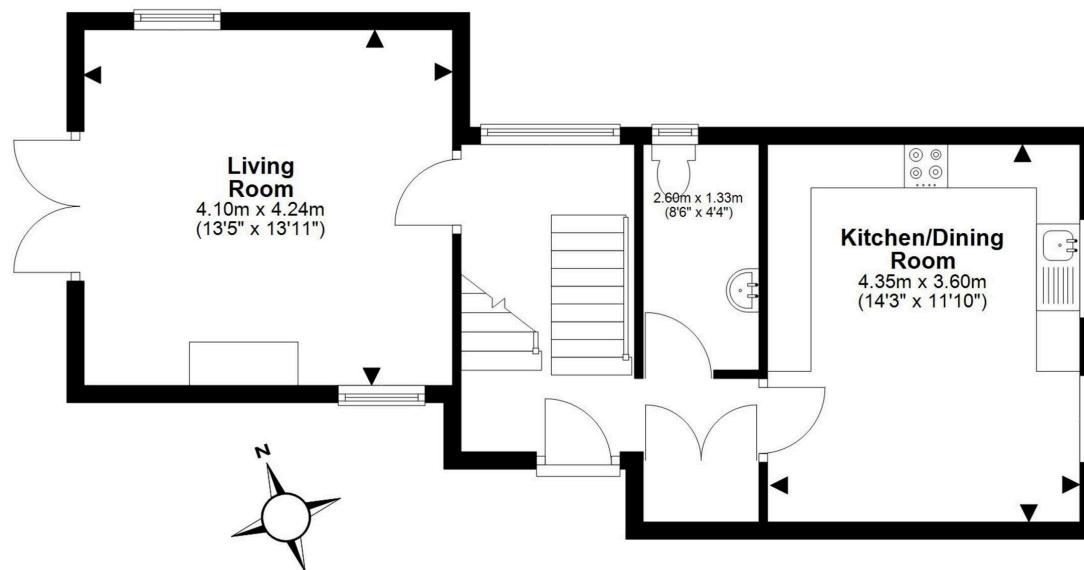
25-27 High Street, Dalkeith  
EH22 1JB

Bruntsfield Office:

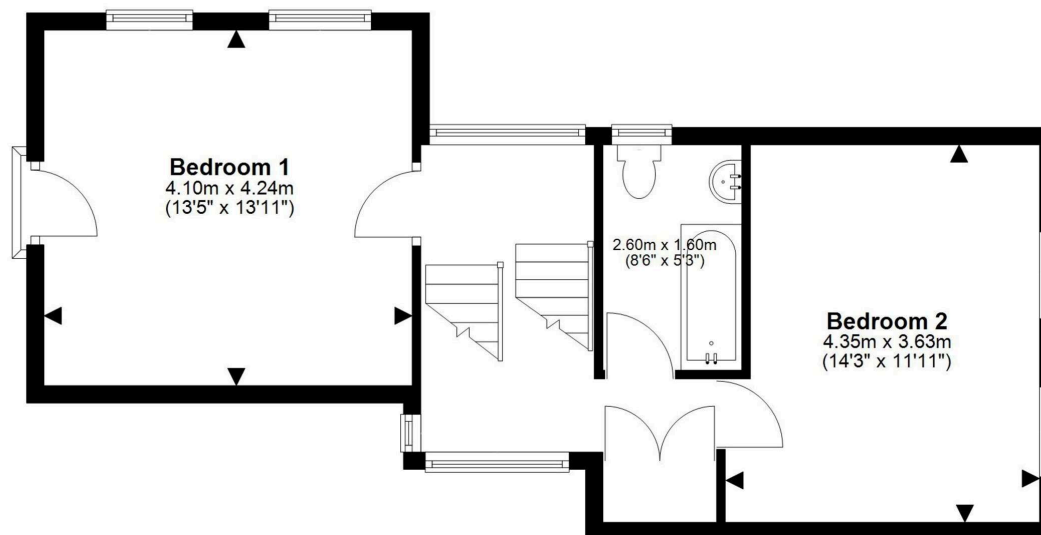
103-105 Bruntsfield Place,  
Edinburgh EH10 4EQ



Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



**Ground and 1st Floor**



**2nd and 3rd Floor**

This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.  
For details of the internal floor area, please refer to the Home Report.