

1 Waughton Farm Cottages

EAST LOTHIAN, EH40 3DY



A charming traditional two-bedroom farm cottage with cosy interiors, character features, and a peaceful garden setting in the heart of the East Lothian countryside



0131 524 9797



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



1 Waughton Farm Cottages is a charming two-bedroom farm cottage offering a warm and traditional feel throughout, set within a peaceful semi-rural setting surrounded by mature trees and planting. The property benefits from a generous garden, larger than typically expected for similar cottages, along with ample parking.

THE LIVING ROOM



Upon entering through the main door, you are welcomed into a hallway area with access to a partly floored attic space, offering useful storage potential and scope for future development, subject to the necessary consents, with neighbouring properties having undertaken similar expansions. The living room offers a comfortable setting with a large window and a built-in stove that acts as a fireplace, adding further warmth and character to the home.

THE KITCHEN



The kitchen has a traditional country-style aesthetic with a slightly dated yet homely charm, featuring solid wood cabinets, light worktops, and tiled splashbacks. Terracotta-style floor tiles enhance the rustic appeal, while a wood-burning stove with a metal flue creates a cosy focal point. A skylight at the far end allows additional natural light to flow into the space.



The dining room continues the traditional theme and is a bright, spacious, and versatile area with two windows, making it ideal for both everyday use and entertaining.

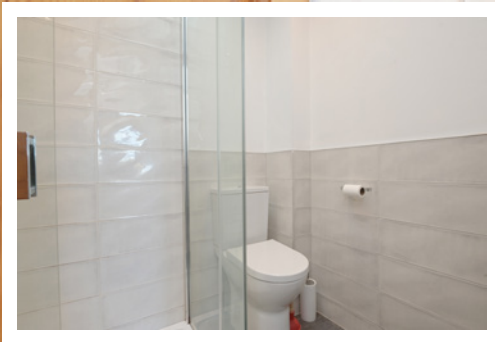
THE DINING ROOM





The primary bedroom has a simple, classic character with a large window allowing in plenty of natural light, while the second bedroom, also bright with a large window, provides a comfortable additional space. Both bedrooms benefit from built-in mirrored sliding wardrobes, offering practical and generous storage. The property also includes a compact shower room finished with white tiling and a skylight above.

THE SHOWER ROOM



BEDROOM 1



BEDROOM 2

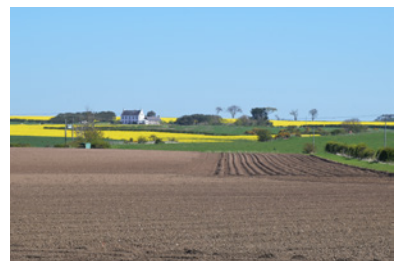


Externally, the property enjoys a garden area surrounded by mature trees and plants, creating a peaceful outdoor setting. The garden is of a generous size, enhanced by additional land acquired previously, and is complemented by a substantial parking area.

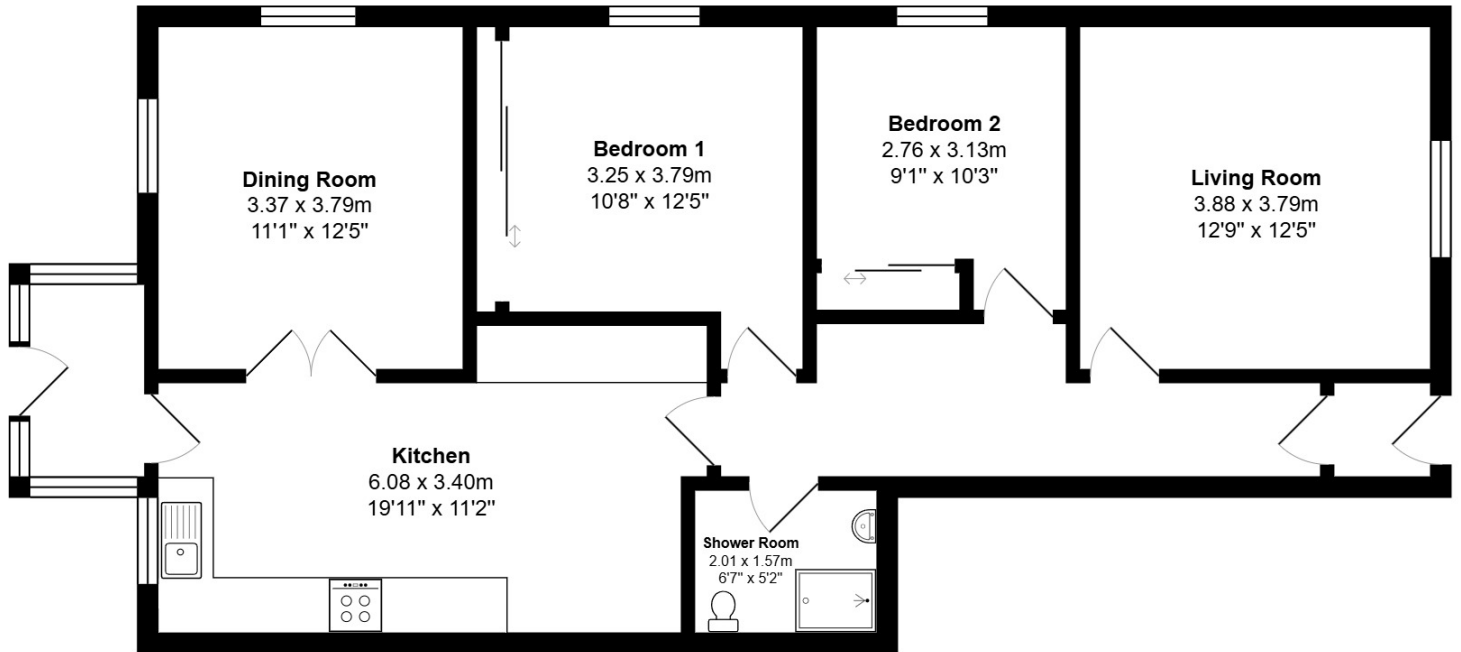
The property is ideally positioned to enjoy a tranquil countryside setting while remaining within easy reach of North Berwick, offering a range of shops, cafés, and coastal amenities, with Dunbar also accessible for further services and transport links.

Please note that SatNav may direct to Waughton Steadings; clear directions will be provided to all prospective viewers.

EXTERNALS

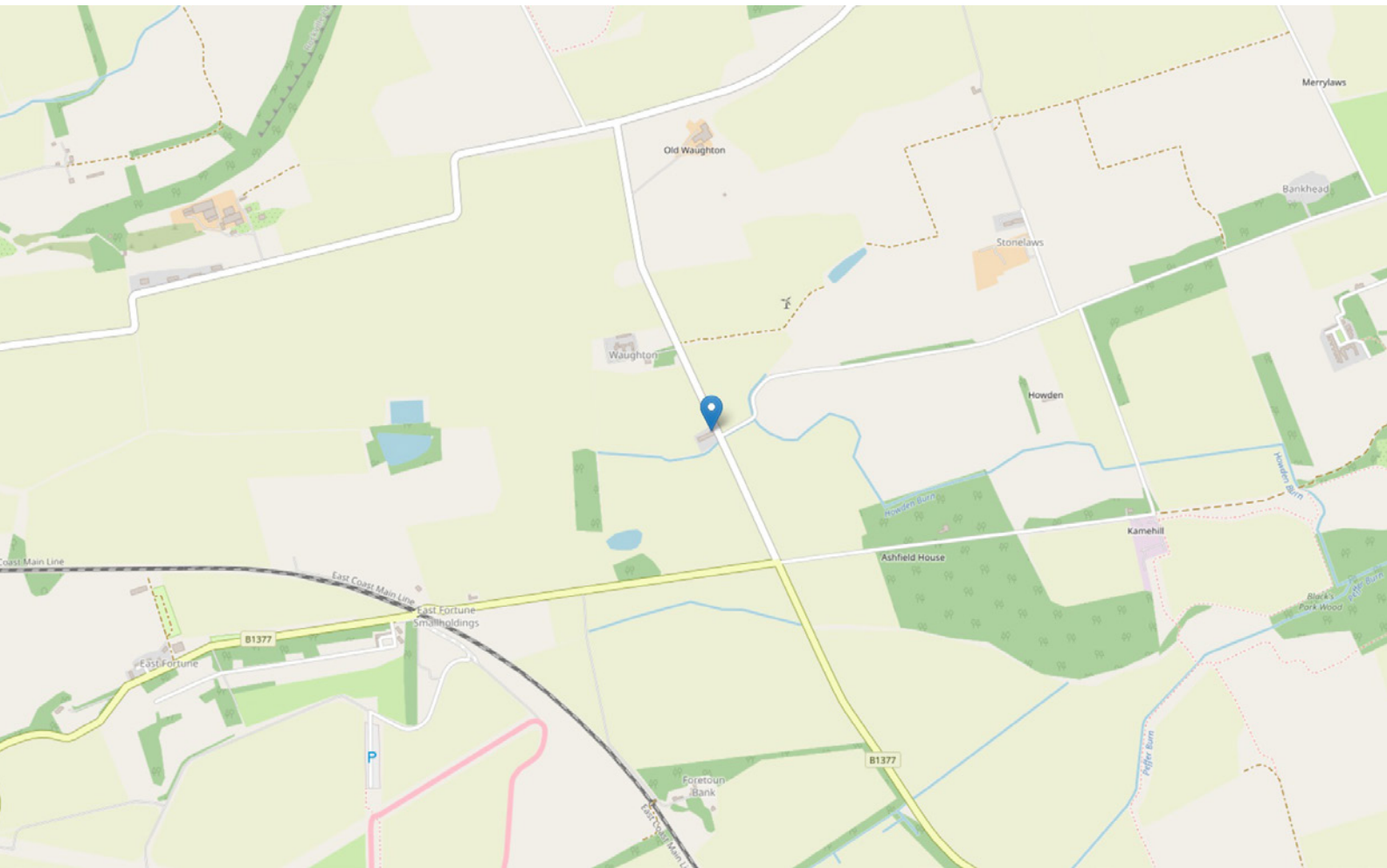


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 80m² | EPC Rating: E



THE LOCATION

Waughton Farm Cottages enjoys a picturesque semi-rural setting in East Lothian, offering a desirable balance between countryside living and convenient access to nearby towns. Surrounded by open landscapes and farmland, the location provides a sense of privacy and tranquillity while remaining well-connected.

The property lies just a short distance from North Berwick, a highly sought-after coastal town known for its beautiful beaches, golf courses, independent shops, cafés, and restaurants. The town also offers a train station with direct links to Edinburgh, making it an excellent option for commuters.

Additional amenities can be found in Dunbar and East Linton, both of which are within easy reach and provide a range of shops, schooling, and everyday services. The surrounding area is ideal for those who enjoy outdoor pursuits, with an abundance of walking routes, countryside trails, and coastal attractions nearby.

Combining rural charm with accessibility, Waughton Farm Cottages is well-positioned for a relaxed lifestyle within reach of key amenities and transport links.




McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available



Text and description
ZOE CARMICHAEL
Property Transaction Manager



Professional photography
MARK BRYCE
Photographer



Layout graphics and design
ALLY CLARK
Designer

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.