



3 Elphinstone Tower Cottages  
ELPHINSTONE | EAST LOTHIAN | EH33 2LZ

  
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Viewing is essential to appreciate the fabulous features and wonderful countryside views offered by this charming stone built terraced cottage, which benefits from a battery solar system. This is a prime, sought after location for those looking for a semi rural setting yet with easy access to great transport links.

This charming home was formed from a converted traditional cottage. The accommodation has been carefully designed and finished off to create a move in condition interior blending stylish fittings with lots of character. Stunning views across the neighbouring countryside are a great feature. The living room is enhanced by a multi fuel stove and rustic timber flooring. Patio doors lead out to a fully enclosed rear garden, ideal for sitting out and enjoying the views. A gate accesses the residents' car park and beyond that is a further area of enclosed private ground with a lawn where children could play. There's also a private garden to the front. Further accommodation at ground floor level includes a well fitted kitchen with space for table, double bedroom 1, child's bedroom/study and shower room. On the upper floor you'll find a second double bedroom and a large family bathroom. Storage space is available off the entrance hall and the upper landing. The current owners have installed 10 solar panels on the roof and a battery for storage of energy.

- Idyllic rural setting with fabulous views
- Living room with multi fuel stove and patio doors
- Well fitted breakfasting kitchen
- Two double sized bedrooms
- Child's bedroom 3/home office
- Large family bathroom on upper floor
- Downstairs shower-room
- Entrance hallway with large cupboard
- Wet electric heating, double glazing, battery solar system
- Three areas of fully enclosed private garden
- Residents' car park
- Easy access to A1 and Wallyford Railway Station

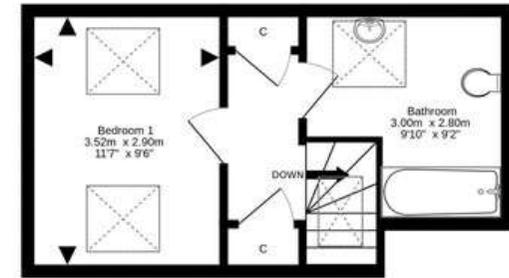
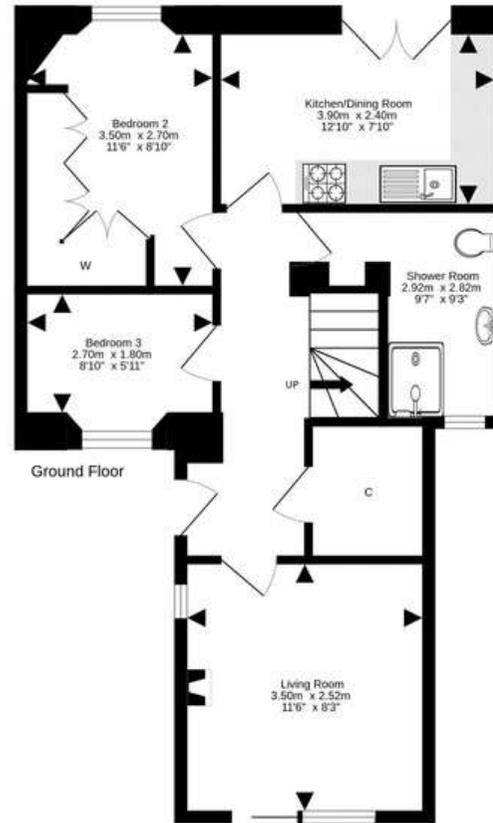
**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



All curtains and blinds, the fridge freezer, washer dryer and dishwasher will be included in the sale and EPC rating E.

The subjects are located in the picturesque East Lothian village of Elphinstone which enjoys a close knit community spirit and lies within easy commuting distance of Edinburgh via the A1 (approximately 12 miles). The village itself offers a good range of local amenities including a general store, post office, pub and social club with further facilities available at Tranent (located approximately 2 miles away) and Musselburgh (4 miles). A public transport network operates throughout the village, East Lothian and further afield. The city bypass and main motorway networks are also within easy reach.





1st Floor



For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser. Made with Metropix ©2024