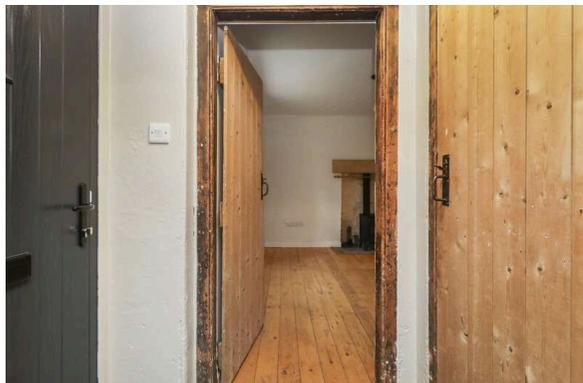




1 Blue Row, Whittingehame Mains  
HADDINGTON | EH41 4QA

  
**warners**  
solicitors & estate agents



## 1 Blue Row, Whittingehame Mains

HADDINGTON | EH41 4QA

1 Blue Row is a truly magnificent traditional semi-detached cottage which has been completely renovated to the highest standard yet remaining sympathetic to its original features and charm. Restored using best conservation practice and appropriate use of traditional materials, the cottage has been thoughtfully upgraded to the recommended standards for energy efficiency to create a warm home in a tranquil country setting.

The hallway, with deep storage cupboard off, opens into a bright open plan living room/kitchen with a multifuel stove set into a traditional hearth. A sunny dual aspect downstairs bedroom overlooks the garden. The bathroom with underfloor heating retains original bath with brass taps (shower over), period WC and basin, painted pitch pine panelling and polished copper pipework. The ground level is completed by a utility room (with a Belfast sink and plumbing for ample white goods) with original stairs to the upper floor.

Upstairs enjoys a generous study ideal for home working which flows through to the master bedroom with stunning uninterrupted views over farmland to Traprain Law. The dormer window floods the room with an abundance of natural light.

Externally the sizeable plot is laid to lawn with vegetable beds and a large potting shed within the garden and the area beyond is ideal for a large garage, workshop or garden room studio (subject to usual consents)

Renovation works include:

- New roof and dormer leadwork
- Full re-wire and plumbing
- Rebuilt chimney stack
- New chimney liner and stove.
- Internal wall and roof-space insulation.
- Original sash windows, fitted with secondary glazing
- New composite front door and double sash in dormer
- New kitchen fitted. Integrated oven included in sale.
- Underfloor insulation in living room and upstairs
- New floorboards also fitted in living room and upstairs

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



EPC band C. Council tax B

Blue Row formed part of the Whittingehame Estate, set in the heart of the East Lothian countryside. The cottage is two miles south of the thriving village of East Linton with its primary school, doctors' surgery, shops, market, and the newly opened East Linton railway station with direct trains to Edinburgh. With good access to the A1 by road and regular buses to Edinburgh, Haddington and Dunbar, Blue Row is ideally placed for young families, commuters or as somewhere to simply enjoy retirement. Leisure facilities abound with the one of Scotland's best beaches only a ten-minute drive away, rural walks from the cottage and in being close to Dunbar, Haddington and North Berwick for leisure centres, cultural events and community activities.



