

3 TRAPRAIN COTTAGES

HADDINGTON, EAST LOTHIAN, EH41 4PY

D.J.ALEXANDER
Sales & Lettings

3 TRAPRAIN COTTAGES

HADDINGTON, EAST LOTHIAN, EH41 4PY

2 1 *1*

591 SQ FT *Resident Parking*

PROPERTY OVERVIEW

- *Delightful farm cottage set in the East Lothian countryside*
- *Located near the foot of Traprain Law, with a short drive to East Linton and Haddington*
- *Sitting room with feature fireplace*
- *Fitted kitchen*
- *Two bedrooms*
- *Bathroom*
- *Solid fuel burning stove & double glazing*
- *Communal garden & shared resident's parking*

Set amidst the rolling countryside of East Lothian, this delightful two-bedroom farm cottage offers the perfect blend of rural tranquillity and modern comfort. Located near the foot of Traprain Law and just a short drive from East Linton and Haddington, the property enjoys beautiful open views and a farm setting while remaining within easy reach of local amenities and commuter links to Edinburgh.

The accommodation comprises: hallway; sitting room with feature fireplace; kitchen with wall and base mounted units; two bedrooms, both of which provide adequate space for freestanding bedroom furniture; and a bathroom with three-piece white suite with shower over the bath which completes the accommodation.

The cottage has the added benefit of a solid fuel burning stove serving radiators throughout the property, double glazing, communal garden and shared residents parking.







LOCATION

Nestled in the heart of East Lothian, Traprain Cottages is surrounded by open farmland, offering the ideal setting for anyone seeking a relaxed lifestyle within a vibrant rural community. The nearby towns of East Linton and Haddington both provide a perfect blend of rural charm and modern convenience, surrounded by rolling countryside, scenic river walks, and easy access to East Lothian's stunning coastline.

East Linton is a picturesque historic village known for its independent shops, welcoming cafés, and friendly atmosphere. Local landmarks such as Preston Mill—one of Scotland's oldest working watermills—and the National Museum of Flight highlight the area's rich heritage. Just a short drive away, Haddington offers a wider range of amenities, including supermarkets, restaurants, leisure facilities, and cultural attractions such as St Mary's Parish Church and the picturesque Riverside Walk.

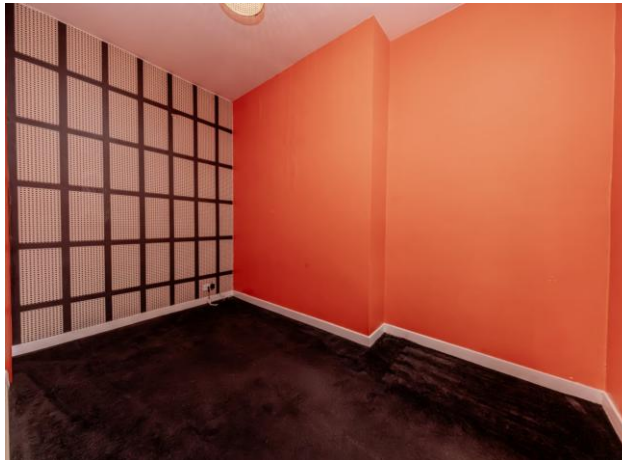
The area is well connected, with excellent transport links via the A1 and nearby rail stations at East Linton, Drem and Dunbar, making it convenient for commuting to Edinburgh and beyond. Outdoor enthusiasts can enjoy an abundance of walking and cycling routes, as well as easy access to East Lothian's award-winning beaches and renowned golf courses.

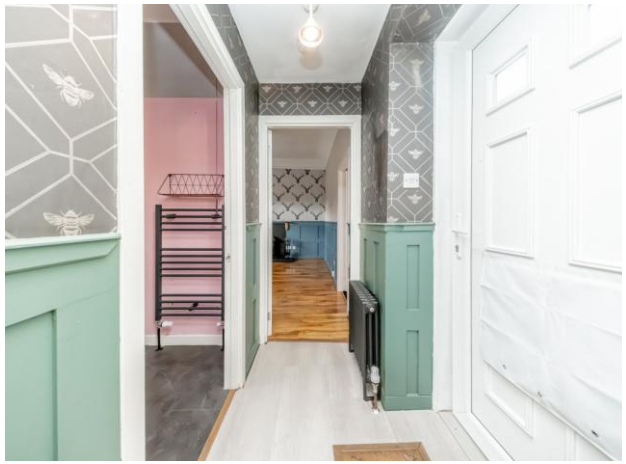
Extras

All window furnishings (curtains, curtain poles, blinds etc), floor coverings, light fixtures and appliances (both integrated and free standing) are included in the sale. No warranties or guarantees will be provided.















Elliot Sharkey
Sales Valuer

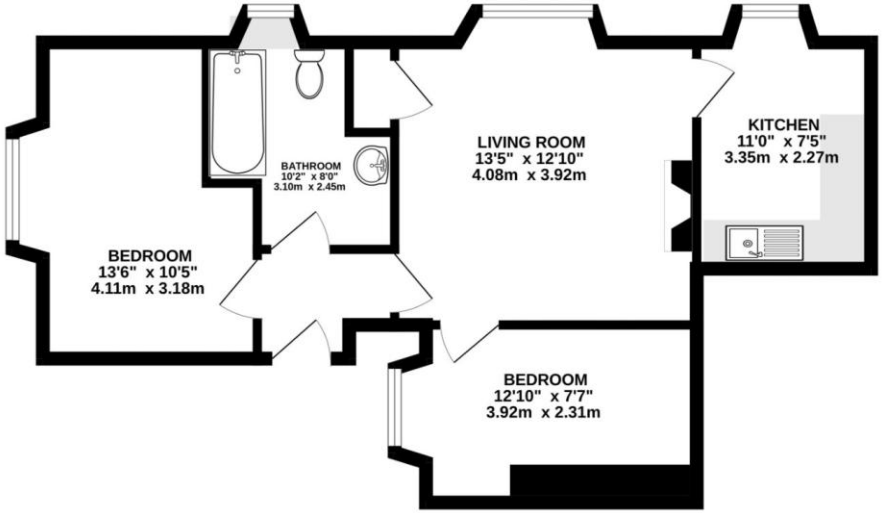
Viewings

By appointment with DJ Alexander, 1 Wemyss Place, Edinburgh, EH3 6XD
0131 652 7313
propertysales@djalexander.co.uk

This property, and other properties offered by D.J. Alexander can be viewed at their website www.djalexander.co.uk, as well as at affiliated websites www.rightmove.co.uk, www.zoopla.co.uk, www.onthemarket.com

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1: These particulars do not form part of an offer or a contract of sale.
2: All statements contained herein are believed to be correct but are not guaranteed and interested purchasers must satisfy themselves as to their accuracy.
3: Any interested party should request their solicitor to note an interest with the Selling Agents. In the event of a closing date being set the seller(s) shall not be bound to accept the highest or any offer. 4: Measurements and distances are approximate and intended only as a guide. All plans are not warranted or to scale. 5: All services and appliances have not been tested for efficiency or safety and no warranty is given

GROUND FLOOR
591 sq.ft. (54.9 sq.m.) approx.



TRAPRAIN COTTAGE, 3, TRAPRAIN, FARM EH41 4PY

TOTAL FLOOR AREA : 591 sq.ft. (54.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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