



Cantyhall Cottage

Cantyhall Bridge, Longniddry, East Lothain, EH32 0PQ

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Property Summary

This traditional stone-built cottage is situated in Cantyhall Bridge, near Longniddry. The charming one-bedroom home enjoys tasteful, sympathetically modern interiors and characterful features, and it is accompanied by enchanting gardens and a private driveway. The cottage benefits from easy access to the picturesque surrounding countryside, as well as being close to everyday amenities in the surrounding towns and village, and transport links connecting across the county and further afield.

Extras: All window coverings and light fittings will be included in the sale.



Features

- Characterful, stone-built semi-detached cottage in Cantyhall Bridge
- Attractive, charming accommodation
- Entrance hall with built-in storage
- Generous living/dining room with log-burning stove
- Well-appointed, modern kitchen
- Versatile conservatory with garden access
- Spacious double bedroom with large built-in wardrobes
- Modern shower room with large enclosure and towel radiator
- Beautiful mature gardens with a wealth of trees, shrubbery, a neat lawn, and a patio
- Attached workshop with garden store
- Private driveway for off-road parking
- Oil-fired central heating and double glazing
- EPC Rating - E



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“Characterful, stone-built semi-detached cottage in Cantyhall Bridge with attractive and charming accommodation”







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“Spacious double bedroom with large built-in wardrobes and a modern shower room ”

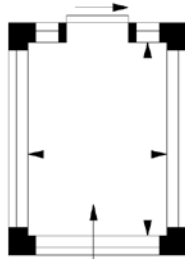






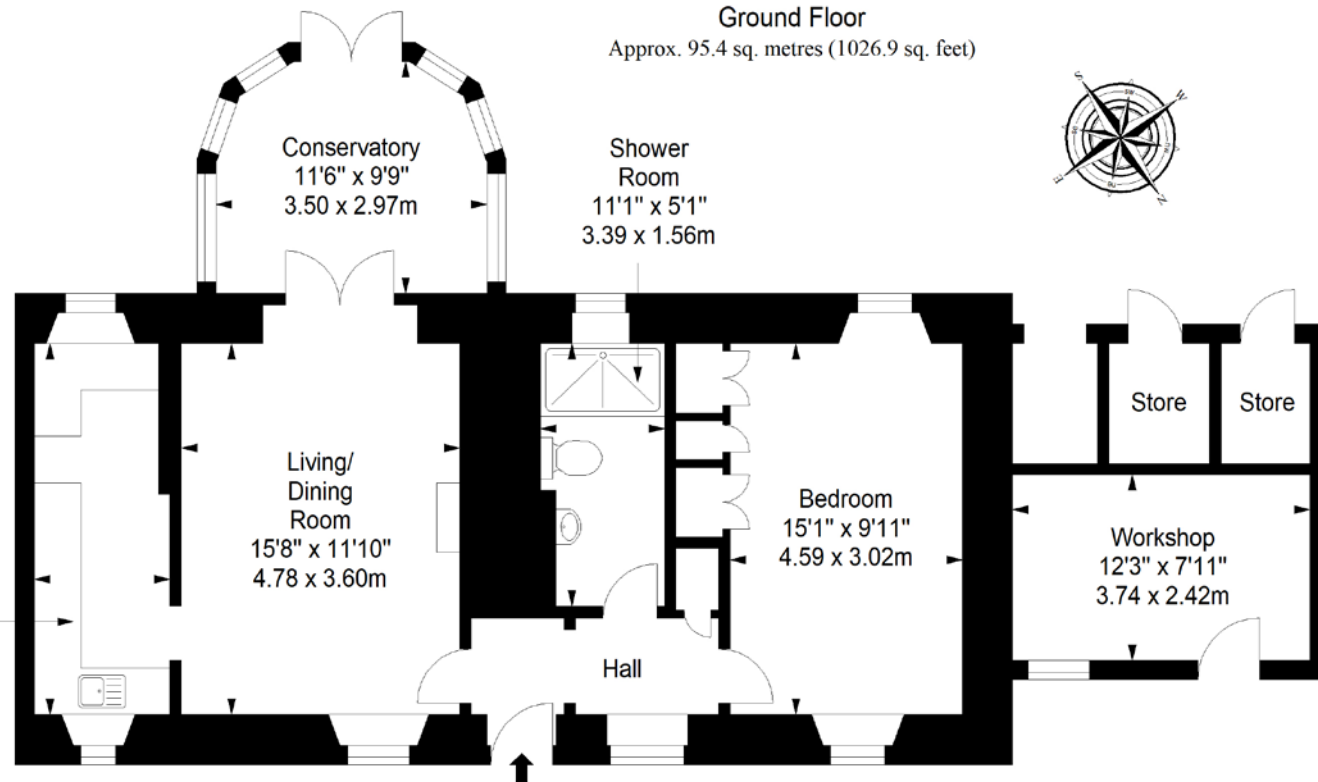
Floorplan

Greenhouse
Approx. 4.5 sq. metres (48.4 sq. feet)



Greenhouse
8'2" x 5'11"
2.48 x 1.81m

Kitchen
15'8" x 5'8"
4.78 x 1.73m



Ground Floor
Approx. 95.4 sq. metres (1026.9 sq. feet)

Total area: approx. 99.9 sq. metres (1075.3 sq. feet)

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DISCLAIMER: These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute or form part of an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment. 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 misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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