



3 LUGGATE STEADING

Luggate, Haddington, East Lothian, EH41 4PZ



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A delightful 3-bedroom B-listed steading conversion offering spacious and characterful single-storey accommodation with stylish modern interiors, private gardens and covered parking, in a picturesque rural setting at the foot of Traprain Law

East Linton 2.5 miles, Haddington 7 miles, Edinburgh 25 miles
(All distances are approximate)

Summary of Accommodation

Ground Floor: Entrance Hall with Storage, Open Plan Living/Dining Room/Kitchen, Principal Bedroom with En-suite Shower Room, Two Additional Bedrooms, Family Bathroom & Utility Room.

Garden & Grounds: Private Front Garden and Wraparound Rear Garden extending to the South and East which is laid to lawn.

Parking: Double Covered Carport and Additional Visitor Parking.





Situation:

Luggate is a rural hamlet, lying around two miles from East Linton and well positioned for the larger towns of Haddington and Dunbar. Surrounded by beautiful East Lothian countryside and positioned at the foot of the iconic Traprain Law, Luggate Steading enjoys a wonderfully peaceful rural setting while benefiting from an excellent range of amenities and transport connections nearby.

The picturesque village of East Linton offers a great selection of local amenities, including a Co-op, butcher, Bostock Bakery, post office, medical centre, pharmacy, gift shops and pubs. A wider range of shopping, leisure and recreational facilities can be found in the surrounding towns of Haddington and Dunbar.

East Lothian is renowned for its beautiful countryside and coastline, with an abundance of walking and cycling routes, beaches and golf courses throughout the county. East Linton Railway Station provides a convenient rail connection to Edinburgh and beyond, while regular bus services connect the village with Edinburgh, North Berwick and Dunbar. The nearby A1 also provides straightforward road access to Edinburgh City Centre, the City Bypass and Scotland's wider motorway network.

General Description:

3 Luggate Steading is a beautifully modernised B-listed stone-built steading conversion, offering spacious accommodation arranged across one level. Set within a charming rural development at the foot of Traprain Law, the property combines the appeal and character of a traditional steading with stylish, modern interiors and a wonderfully practical layout ideally suited to family living and entertaining.

The accommodation is centred around an impressive open-plan kitchen, dining and living room. Generously proportioned, this superb space forms the heart of the home, providing ample room for cooking, dining and relaxation while retaining a sociable open-plan arrangement. A wood-burning stove provides an attractive focal point and completes the living area. The modern kitchen is arranged around a central island and is well equipped with a range of integrated appliances, including a Smeg range hob and oven, fridge-freezer and dishwasher.

The large entrance hall provides access to the remainder of the accommodation, including the principal bedroom, which is a spacious double with its own en-suite shower room. Two further bedrooms provide comfortable accommodation, with all three bedrooms benefiting from built-in wardrobes. The entrance hall also features a generous double cloak cupboard, providing excellent additional storage. A modern family bathroom serves the additional bedrooms, while a utility room provides valuable additional storage and practical laundry space, with direct access from here to the rear garden.





Gardens and Grounds:

The property benefits from attractive private garden grounds, with a neat garden with entrance gate and path to the front and further wraparound gardens extending to the south and east. These provide a pleasant and private outdoor setting, with ample opportunity for sitting out, entertaining and enjoying the property's peaceful countryside surroundings.

Parking:

A substantial double covered carport, accessed directly from the property, provides excellent sheltered parking, while additional visitor parking in the front courtyard is also available.

GENERAL REMARKS AND INFORMATION

Viewing

Viewing is strictly by appointment with the selling agents Rettie Town & Country, 11 Wemyss Place, Edinburgh EH3 6DH. Tel: 0131 220 4160.

Satellite Navigation

For the benefit of those with satellite navigation the property's postcode is EH41 4PZ

Fixtures and Fittings

Only items mentioned in the particulars of sale are included in the price.

Entry & Possession

Entry and vacant possession will be by mutual agreement and arrangement.

Services

Oil-fired heating system, electricity, water and drainage.

Local Authority

East Lothian Council, John Muir House, Brewery Park, Haddington, East Lothian, EH41 3HA.



Council Tax

Band F

EPC Rating

Band E

Home Report

A Home Report incorporating a Single Survey, Energy Certificate and Property Questionnaire is available for parties genuinely interested in this property. Please contact us, either by telephone or via the website entry for this property, to request a copy.

Offers

Offers should be submitted in Scottish Legal Form to the selling agents Rettie Town & Country at 11 Wemyss Place, Edinburgh, EH3 6DH.

Servitude Rights, Burdens & Wayleaves

The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes whether contained in the title deeds or informally constituted and whether or not referred to above.

Particulars and Plans

These particulars and plan are believed to be correct, but they are in no way guaranteed. Any error, omission or misstatement shall not annul the sale or entitle any party to compensation nor in any circumstances give grounds for action at law.

Websites and Social Media

This property and other properties offered by Rettie can be viewed on our website at www.rettie.co.uk as well as our affiliated websites at www.rightmove.co.uk, www.onthemarket.com, and www.thelondonoffice.co.uk.



In addition, our social media platforms are facebook.com – RettieTownandCountry; twitter.com – RettieandCo; Instagram and LinkedIn.

Proof and Source of Funds/Anti Money Laundering

Under the HMRC Anti Money Laundering legislation all offers to purchase a property on a cash basis or subject to mortgage require evidence of source of funds. This may include evidence of bank statements/funding source, mortgage or confirmation from a solicitor the purchaser has the funds to conclude the transaction.

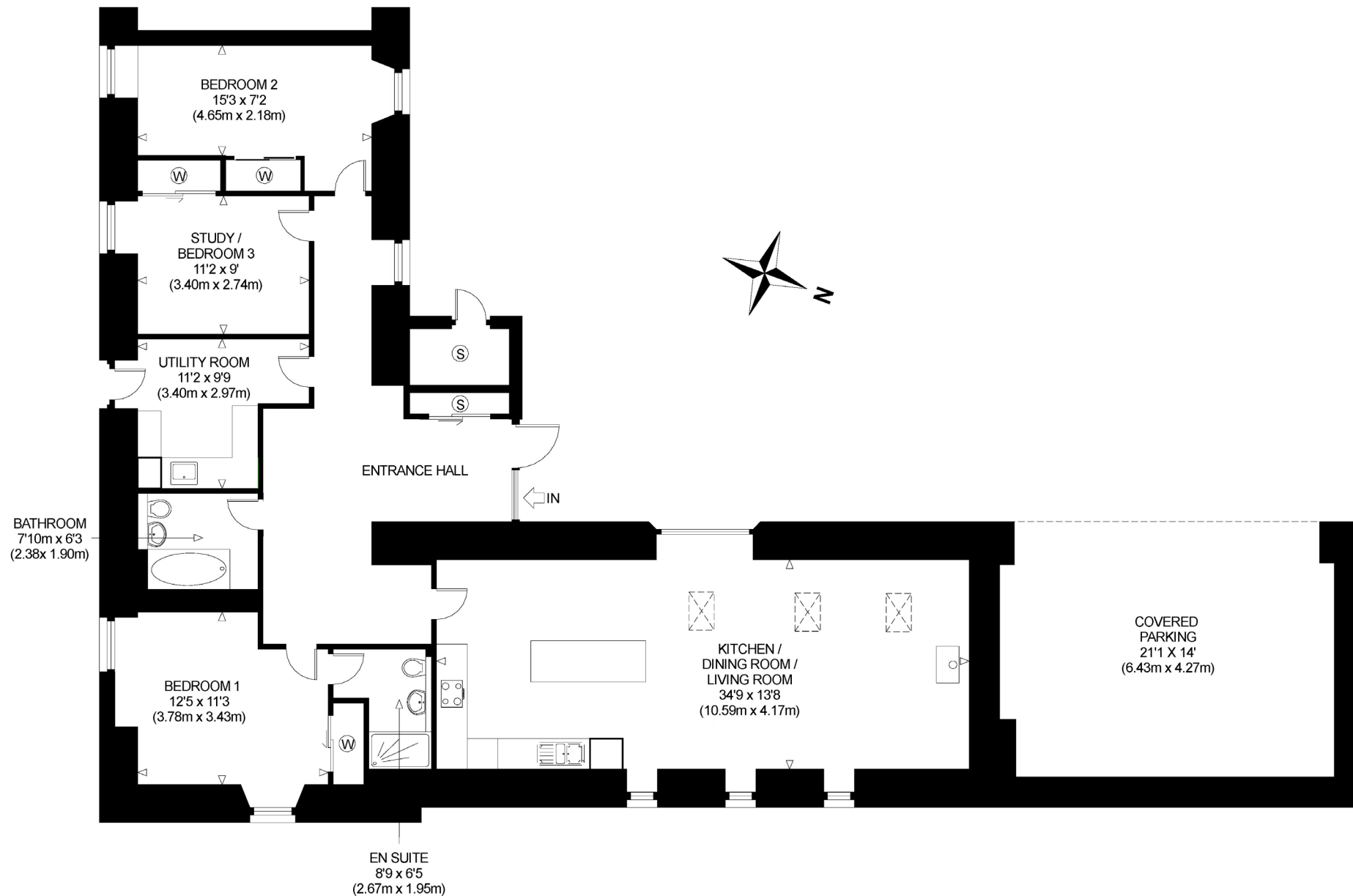
All individuals involved in the transaction are required to produce proof of identity and proof of address. This is acceptable either as original or certified documents.

Misrepresentations

1. The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor Rettie Town & Country, the selling agent, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agent.
2. The Purchaser(s) shall be deemed to acknowledge that they have not entered into contact in reliance on the said statements, that they have satisfied themselves as to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the seller or the said agents in relation to or in connection with the property.
3. Any error, omission, or misstatement in any of the said statements shall not entitle the purchaser(s) to rescind or to be discharged from this contract, nor entitle either party to compensation or damages nor in any circumstances to give either party any cause for action.







LUGGATE STEADING
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA - 1404 SQ FT / 130 SQ M
 All measurements and fixtures including doors and windows
 are approximate and should be independently verified.
 Copyright © exposure
www.photographyandfloorplans.co.uk



Important Notice:

Rettie & Co, their clients, and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either in writing or by word of mouth. Any information given is entirely without responsibility on the part of the agents or the sellers. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and it should not be assumed that the property remains as photographed. Any error, omission or misstatement shall not annul the sale, or entitle any party to compensation or recourse to action at law. It should not be assumed that the property has all necessary planning, building regulation or other consents, including for its current use. Rettie & Co. have not tested any services, equipment, or facilities. Purchasers must satisfy themselves by inspection or otherwise and ought to seek their own professional advice.

3. All descriptions or references to condition are given in good faith only. Whilst every endeavour is made to ensure accuracy, please check with us on any points of especial importance to you, especially if intending to travel some distance. No responsibility can be accepted for expenses incurred in inspecting properties which have been sold or withdrawn.

Anti Money Laundering

All sellers and buyers will be required to complete Anti-Money Laundering (AML) checks via our specialist third-party provider, Coadjute, who conduct these checks on our behalf. These checks will include identity verification, proof of address, and proof of funds if applicable. For further information on how your personal data is processed, please refer to Rettie's Privacy Policy [Privacy Policy | Rettie] and Coadjute's Data Security Statement [Data Security Statement - Coadjute].

RETTIE

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