

# Hillside Cottage

Region: East Lothian Sleeps: 4

## Overview

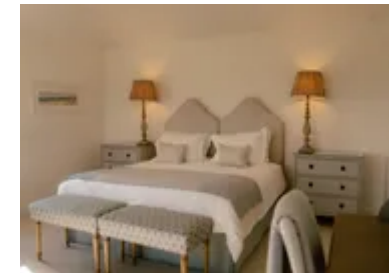
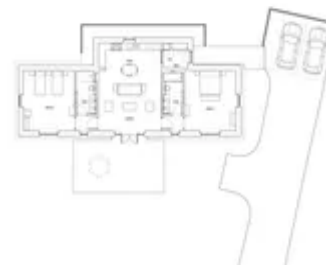
Hillside Cottage offers a refined countryside retreat perched above the historic Fenton Tower estate in East Lothian, with far-reaching views of the rolling Lammermuir Hills that stretch south across the landscape. Perfect for small groups and families seeking a flexible self-catering escape, this thoughtfully designed property comfortably accommodates up to four guests in two spacious en-suite bedrooms. Both bedrooms feature super-king beds with zip-and-link configuration, giving you the freedom to tailor the layout to your party — ideal for couples or friends travelling together.

Step inside to an open-plan living area that blends a well-equipped kitchen, dining space and relaxed seating area, all framed by doors opening onto a terrace and lawn where you can savour morning coffee or evening drinks against peaceful countryside vistas. Practical touches, from level access and private parking to modern appliances and quality amenities such as Wi-Fi, smart TV and a Bose speaker, ensure ease and comfort throughout your stay.

Whether you're exploring nearby North Berwick's beaches and eateries, discovering historic treasures in Edinburgh, or simply unwinding in the open air, Hillside Cottage combines rural character with thoughtful contemporary living for a memorable break in Scotland's renowned East Lothian region.

## Facilities

Historical Sites • Ideal for Kids • Walking/Hiking Paths • Special Offer • Has Discount • Ideal for Teens • All Bedrooms En-Suite • Modern • Ground Floor Bed & Bath • Cottage • Parking Space • Wi-Fi/Internet • Rural Location • Washing Machine • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • Tumble Dryer • Heating



# Interior & Grounds

## Cottage

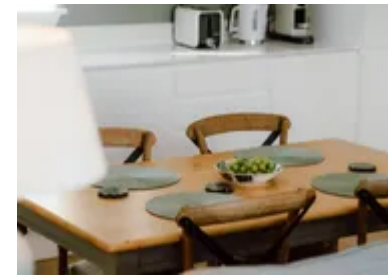
- Entrance
- Open-plan living space with direct access to the terrace and lawn including:
- Fully equipped kitchen with full-size fridge freezer, washer/dryer, Nespresso machine and tea-making facilities
- Dining table seating four guests
- Comfortable lounge area with TV and BOSE wireless speaker
- Bedroom 1 (East Bedroom): Super king-size zip-and-link bed (can be arranged as twins)
- En-suite bathroom with over-bath shower
- Bedroom 2 (West Bedroom): Super king-size zip-and-link bed (can be arranged as twins)
- En-suite bathroom with large walk-in shower

## Exterior

- Private terrace with outdoor seating
- Lawn area
- Designated parking for two vehicles
- Level access from parking to front door

## Additional Facilities

- Wi-Fi
- TV
- BOSE wireless speaker
- Washer/dryer
- Nespresso machine
- Penhaligon toiletries



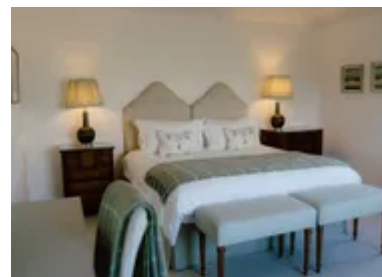
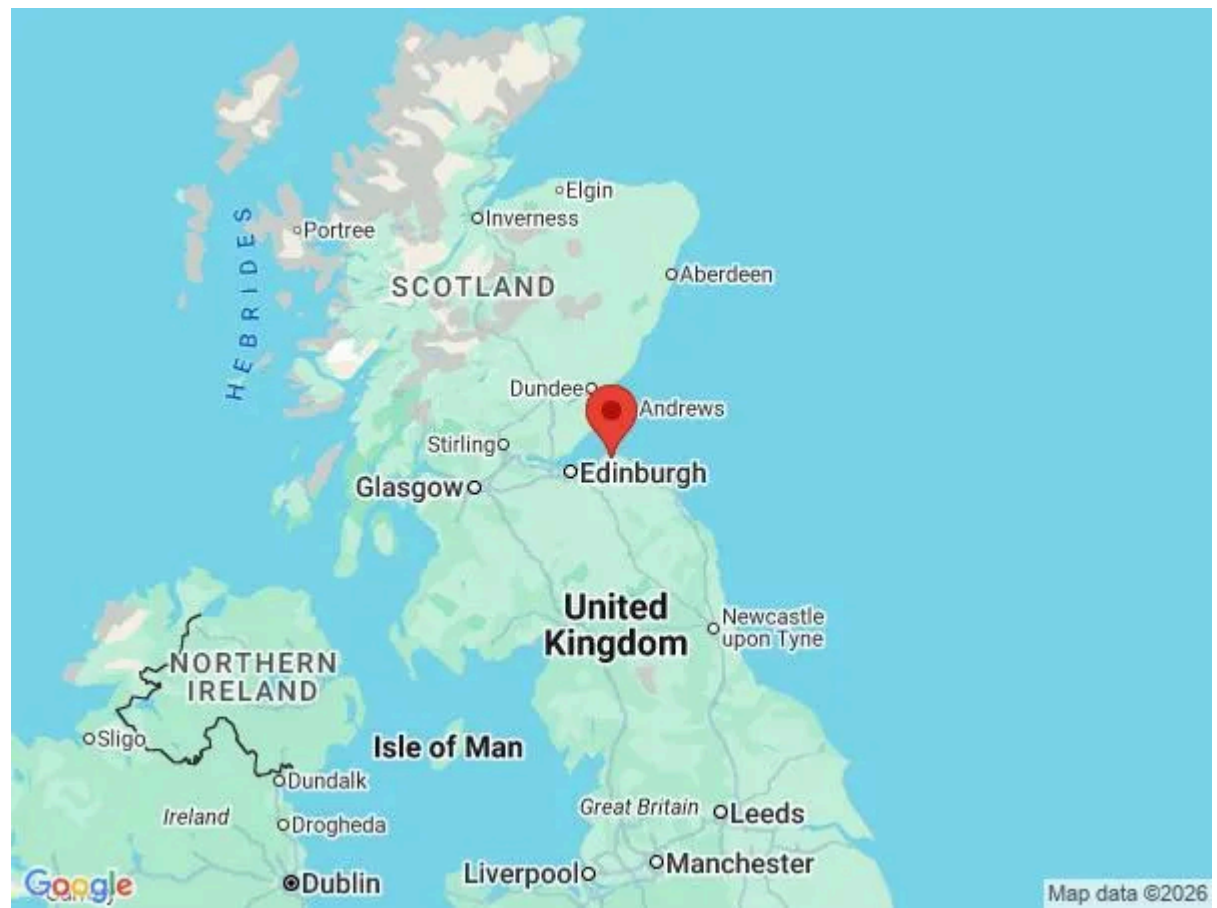
# Location & Local Information

Lammermuir Heights holds a wonderful location set in the heart of East Lothian, guests will feel a million miles away from any hustle and bustle while the closest amenities can be found in the coastal town of North Berwick, which is less than 10-minute drive away. North Berwick is home to beautiful beaches and a helpful selection of shops and restaurants. Those with a keen interest in wildlife will enjoy a visit to North Berwick's Scottish Seabird Centre, informative and educational for the whole family!

The capital of Scotland, Edinburgh, is less than a forty-minute car journey from the Cottage, and with its Medieval Old Town and Georgian New Town, it is bursting with excellent attractions, including, iconic Edinburgh Castle and the Palace of Holyroodhouse, the excellent Scotch Whisky Experience and Edinburgh Gin Distillery as well as Camera Obscura & World of Illusions and the Edinburgh Zoo, which the whole family will enjoy! For guests travelling in from afar, Edinburgh Airport is less than a 50-minute car journey away making for a short transfer time.

## Local Amenities

Nearest Airport	<b>Edinburgh Airport (54 km)</b>
Nearest Beach	<b>North Berwick (4.5 km)</b>
Nearest City	<b>Edinburgh (40km)</b>
Nearest Golf	<b>Gullane Golf Club (8 km)</b>
Nearest Restaurant	<b>Osteria, North Berwick (4.5 km)</b>
Nearest Supermarket	<b>Tesco Superstore, North Berwick (5 km)</b>
Nearest Town/City	<b>North Berwick (4.5 km)</b>



## What we love

- The elevated hillside position and sweeping southerly views towards the Lammermuir Hills.
- The flexibility of two super king zip-and-link bedrooms, ideal for couples or friends travelling together.
- The option to book alongside Fenton Tower — perfect for extending celebrations or accommodating a larger group while retaining privacy.

## What you should know...

- The property is entirely single-level with level access from the parking area, making it particularly convenient for guests with reduced mobility.
- Both bedrooms are zip-and-link and must be configured in advance as super king or twin beds.
- Lammermuir Heights is located within the Fenton Tower estate and may be booked independently or as part of a larger estate reservation.

# Terms & Conditions

- **Security deposit:** No security deposit is required for this property. Please be aware that guests are still required to leave the accommodation clean, tidy and in the same condition as on their arrival.
- **Arrival time:** 4.00 p.m.
- **Departure time:** 10.00 a.m.
- **Energy costs included?:** Yes
- **Linen & towels included?:** Yes
- **Pets welcome?:** Maximum two well behaved dogs are welcome on request only and with prior agreement with the owner.
- **Changeover day:** Flexible
- **End of stay cleaning:** Standard changeover clean included in the price. Guests are required to leave the accommodation clean, tidy and in the same condition as on their arrival. Any extra cleaning, laundry, maintenance and/or rubbish disposal required will be charged against the security deposit.
- **Smoking Allowed?:** No
- **Heating costs included?:** Yes
- **Internet access?:** Yes