

COULTERS[©]

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LAWVIEW, 1 REDSIDE FARM STEADING

NORTH BERWICK, EAST LoTHIAN, EH39 5PE

4 BED

2 BATH

2 PUBLIC



TAKE A LOOK INSIDE

Forming part of a charming conversion of a traditional stone built farm steading, Lawview, 1 Redside Steading is a well presented four bedroom family home set within the peaceful East Lothian countryside.

The property enjoys a lovely rural setting while remaining within easy reach of North Berwick, East Linton and Dunbar, together with the beautiful coastline, renowned golf courses and a good range of local amenities.

Outside, the property has a charming courtyard to the front, generous garden grounds to the side, private parking and a detached single garage.

KEY FEATURES



Charming terraced stone built steading conversion



Four double bedrooms, one with ensuite



Delightful courtyard garden and garden grounds to the side



Detached garage and private residents parking



Peacefully located in a rural location close to local amenities



Bright, well proportioned family accommodation



EPC Rating - E



Council Tax Band - G





The spacious and versatile accommodation is centred around a generous sitting room, featuring a vaulted ceiling, exposed beams and a wood burning stove forming an attractive focal point. The adjoining conservatory provides a useful additional space, with French doors opening onto the south facing courtyard.

The kitchen is fitted with a good range of units and appliances and has a pantry cupboard and French doors opening to the front. The hall provides access to the side of the property and benefits from useful storage and a cloakroom WC.

The principal bedroom has built in wardrobes, an ensuite bathroom and a door opening directly onto the garden, while there are three further double bedrooms, with the family bathroom completing the accommodation.





THE LOCAL AREA

Redside Farm Steading is located in beautiful open countryside a short drive away from the highly sought-after East Lothian seaside town of North Berwick. Just twenty five miles from Edinburgh the town is popular with commuters working in the city, and the regular train service from North Berwick to Edinburgh allows for convenient travel back and forth.

The town boasts spectacular beaches and renowned golf courses alongside independent boutiques, restaurants and coffee shops. There are exceptional leisure amenities on offer including a tennis club; yacht club; rugby and football clubs; putting greens; and a sports centre with gym, fitness classes, and a swimming pool. The newly renovated Marine Hotel is home to a luxurious health club and spa as well as fine dining choices.

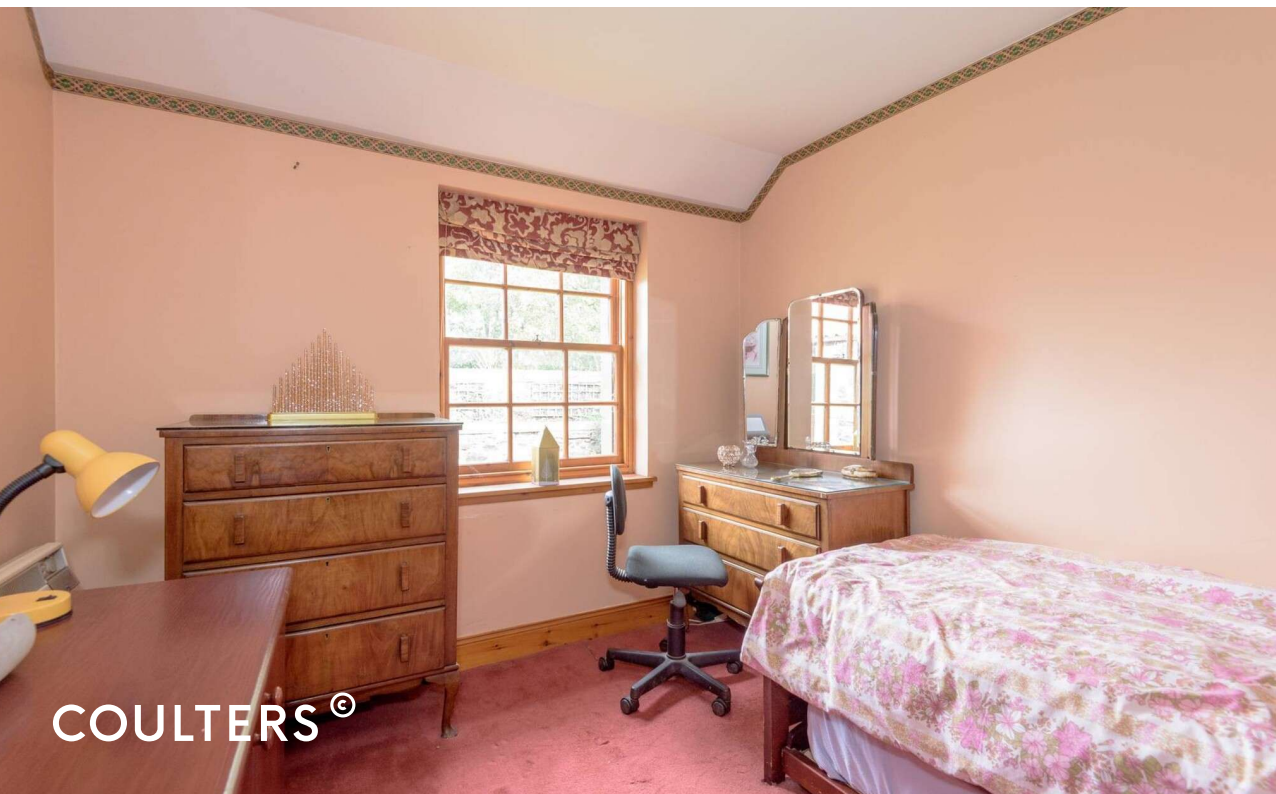
The bustling High Street offers a variety of amenities with a butcher, post office, chemist, and Co-op; and an Aldi and Tesco are located on the East side of the town. North Berwick's vibrant community spirit is showcased through various events and festivals held throughout the year. The Fringe by the Sea festival, held annually in August, features a diverse range of music, comedy, and arts performances, attracting both locals and visitors.

North Berwick provides reputable local primary and secondary schooling including North Berwick High School, with a school bus service from the end of the lane. There is private schooling at Compass in Haddington, Belhaven Hill in Dunbar, and Loretto in Musselburgh. Edinburgh schooling options are easily accessed.

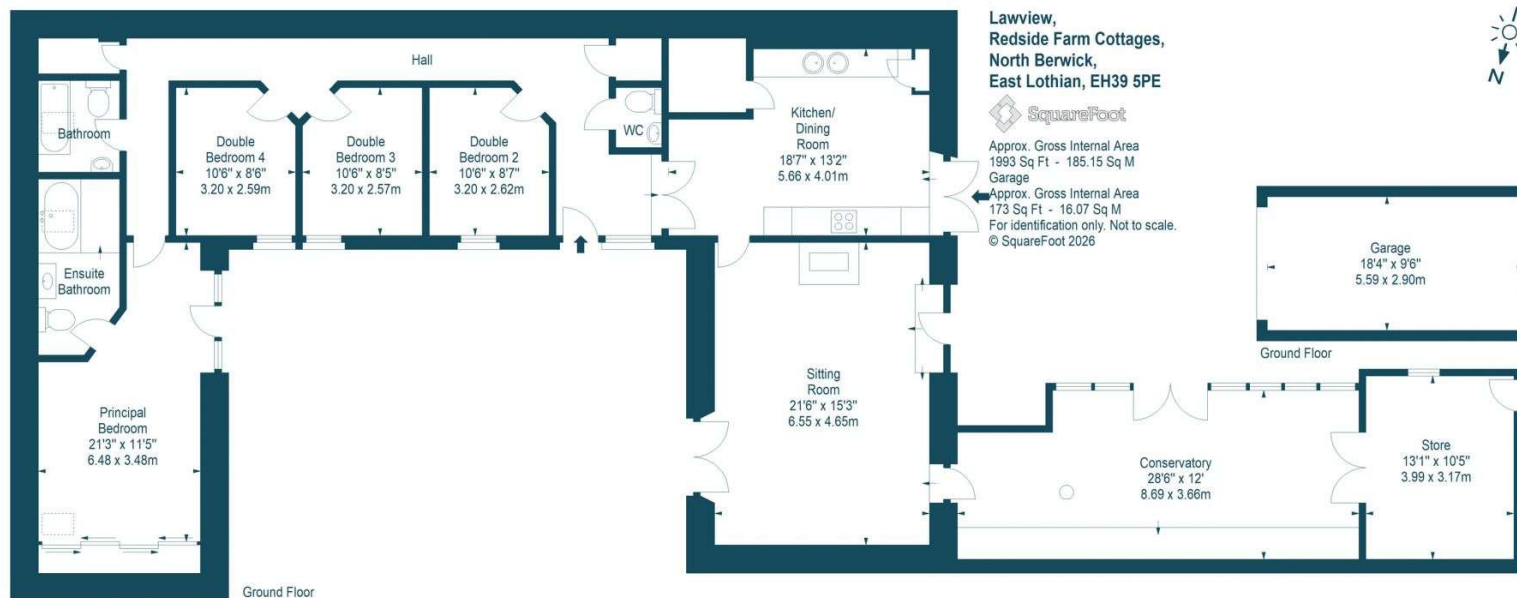
EXTRAS

All fitted floor coverings, carpets, curtains, blinds, light fittings, electric hob, double oven, fridge/freezer and the dishwasher are included in the sale.

The property is fitted with double glazing and electric heating. Drainage is supplied by a shared septic tank. The development is managed by a residents committee.







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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.