



GILSON GRAY

LAW • PROPERTY • FINANCE

5 RHODES HOLDINGS
North Berwick, East Lothian, EH39 5PH



PROPERTY FEATURES

- Outstanding location
- Uninterrupted views of Craigleith Island and the Bass Rock
- Detached 4 bedroomed cottage
- Extensive grounds
- Considerable outbuildings and stables
- Peaceful and private setting
- Within easy reach of North Berwick



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DESCRIPTION

Superb opportunity to purchase a 4 bedroomed cottage with considerable outbuildings in extensive grounds in North Berwick. Rhodes Holdings holds an enviable position with uninterrupted views of Craigleith Island and the Bass Rock to the front and acres of arable farm land to the rear of the property.

The 4 bedroomed cottage is now in need of some modernisation and comprises of 4 double bedrooms, large sitting room, kitchen and bathroom. The property is entered by a 5 bar wooden field gate and the extensive driveway can hold several vehicles.

The cottage itself was built in the 1930's and has great charm and is extremely light and airy with outstanding views, but is now in need of modernisation. Entering from the main door into the kitchen/utility, there is a good selection of kitchen units, the hallway leads to the left to 2 double bedrooms and the principal bedroom which has a Jack and Jill bathroom and to the right of the hallway there is a further double bedroom and sitting room with log burner and double doors leading into the dining room.

The extensive outbuildings are stone built and consist of 2 large workshops covering an area of 11m x7m and 20m x 4m respectively and an extremely generous barn/warehousing with a footprint excess of 18m x 16m. There are also 3 previously used stables within the outbuildings. The buildings are now in need of repair, but offer huge potential.

FIXTURES AND FITTINGS

All white goods are included in the sale.

NORTH BERWICK

The much sought-after town of North Berwick is one of Scotland's best coastal resorts and is surrounded by beautiful beaches and has a lively and vibrant town centre. The surrounding coastline forms a significant part of the John Muir Way and offers white sandy beaches, which are just minutes' walk from the property. The town centre (a two-minute walk away) boasts many independent shops, boutiques and galleries. It offers a family run butchers, a delicatessen, an independent wine merchants, grocers and supermarkets, bakers, banks, coffee houses, restaurants, and florists. The town is known for its outstanding schools, with North Berwick High being one of the best performing schools in the country. The surrounding area has plenty to offer for the active type, with scenic walks, cycling routes, the Lodge Grounds, and a sports centre with a swimming pool, fitness classes, and a gym. For the golf enthusiast, there are several fantastic courses, including the world renowned West Links opposite the house with the Glen Golf Course at the other end of the town, the famous Muirfield which hosts the Open Championship, Renaissance and Archerfield Links just over four miles away. North Berwick train station offers regular services direct to Edinburgh, taking just over half an hour to reach the city centre. There is also a regular bus service to Edinburgh city centre.





EPC RATING

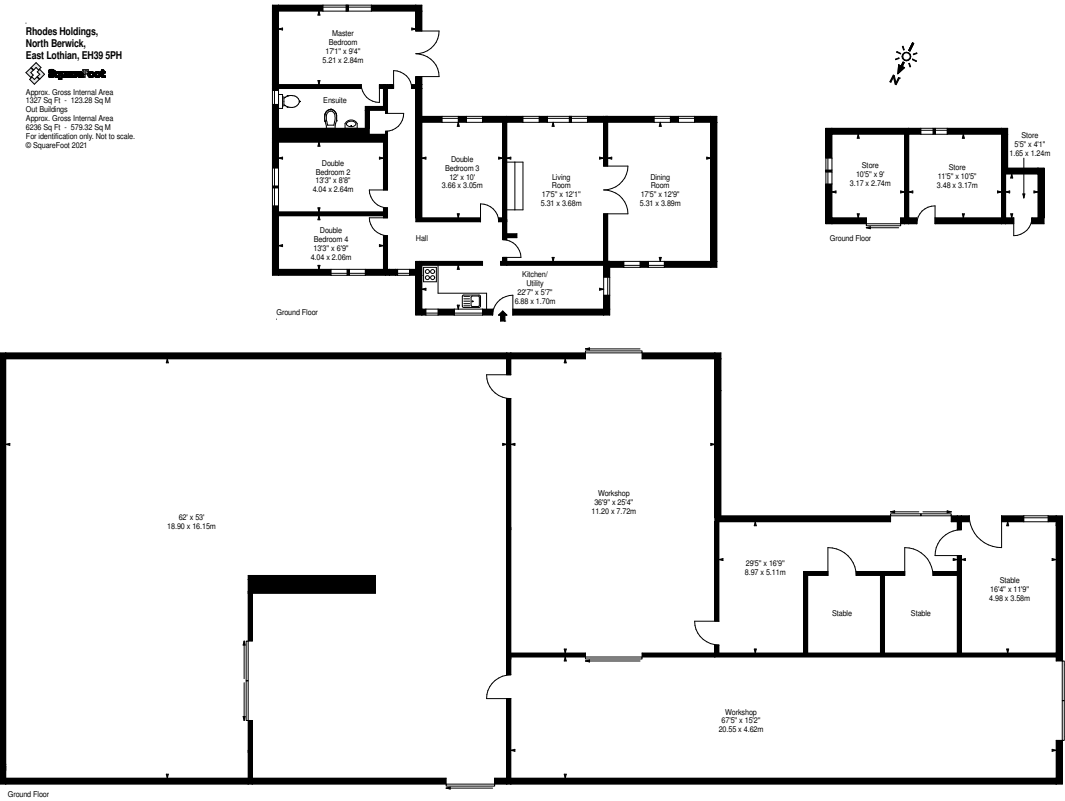
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COUNCIL TAX BAND

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VIEWING

By appointment with Gilson Gray on 01620 893 481.





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GLASGOW

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0141 530 2021

EAST LOTHIAN

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EH39 4AG
01620 893 481

DUNDEE

11 South Tay Street
DD1 1NU
01382 549 321

ST ANDREWS

01334 845 934



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