



Cromwell Road, North Bewick, East Lothian



A substantial detached residence in need of renovation, located in one of North Berwick's most prestigious addresses.

Situated on the highly desirable Cromwell Road, Woodville presents a rare opportunity to acquire a substantial detached house in need of modernisation, offering a wealth of potential to create an exceptional family home. Formerly used as a care home, the property now invites an exciting redevelopment project, perfect for buyers seeking to restore and enhance a property in one of North Berwick's most prestigious locations.

Set back from the road, the property benefits from a private driveway providing ample off-street parking, while the expansive garden grounds offer a wonderful opportunity for landscaping, outdoor entertaining, or future extensions (subject to the necessary consents). Internally, the house requires full renovation but offers excellent potential, with generously proportioned rooms and a versatile layout that lends itself to both contemporary and traditional design.



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Offers Over £1,100,000
Tenure Freehold
Local Authority East Lothian Council
Council Tax Band H

This substantial property offers plenty of scope for imaginative redevelopment to create a bespoke home with large, light-filled living spaces, ideal for modern family living, and up to seven bedrooms. The existing structure and size provide a solid foundation for those with the vision to restore and rejuvenate this home, while the generous outdoor space adds further appeal. This is a unique chance to create a truly stunning family home in an enviable location.



Location

Located on the prestigious Cromwell Road in the heart of North Berwick, this property offers an exceptional setting just a short stroll from the town's beautiful coastline. The road is lined with charming period homes and mature trees. Cromwell Road enjoys a prime location, providing convenient access to the town's award-winning beaches, renowned golf courses, and the bustling High Street, which boasts an array of boutique shops, cafes, and restaurants.

With North Berwick Train Station nearby, commuting to Edinburgh is effortless, offering a perfect balance between coastal living and city accessibility. Families will also appreciate the proximity to highly regarded local schools and community amenities. The area is ideal for outdoor enthusiasts, with easy access to coastal walks, cycling routes, and water sports activities.

Cromwell Road's blend of natural beauty, historic charm, and modern convenience makes it one of North Berwick's most sought-after residential locations.

Financial Guarantee/Anti Money Laundering

All offers to purchase the property (regardless of whether the offer is on a cash basis or subject to loan funding) must be accompanied with evidence of Source of Funds. This can be in the form of a bank statement showing the purchase price, a financial reference from a bank/funding source, or confirmation from a solicitor that the purchaser has sufficient funds to complete the purchase. In addition, the purchaser must supply certified copies of his/her passport and confirmation of residence in terms acceptable under anti money laundering (AML) legislation. These documents will be required for all individuals who will appear on the title once the transaction is complete.



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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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