

COULTERS[©]

4 THE RED HOUSE MANSE ROAD

DIRLETON, EAST LoTHIAN, EH39 5EP

 2 BED  1 BATH  1 PUBLIC



TAKE A LOOK INSIDE

4 The Red House is a beautifully presented 2 bedroom flat occupying the top floor of an attractive stone-built property, built around 1850.

The Red House is quietly tucked away behind the Castle Inn, off Manse Road, in the centre of Dirleton, a charming and highly desirable village in East Lothian set around a central green.

Lovely views to the green and Dirleton Castle can be enjoyed from the flat.

KEY FEATURES



Bright, spacious and elegantly presented top floor flat.



Two generous double bedrooms.



Kitchen/dining room and large sitting room.



Lovely views of Dirleton Castle and the green.



Private garage and further unrestricted parking nearby.



Located in the heart of a sought after East Lothian village.



EPC Rating - D



Council Tax Band - E





The bright, spacious and elegantly presented accommodation, which is situated on the second floor of the building, comprises - entrance hall; sitting room with dual aspect windows; kitchen/ dining room with wooden floor and ceiling mounted drying rack; double bedroom 1 with built in wardrobes and dual aspect windows offering views over the village green to Dirleton Castle; double bedroom 2 with built in wardrobes; modern bathroom with separate shower enclosure; and WC. There is also a storage cupboard on the landing.

There is an attic, accessible from the hall, which may offer potential for extension (subject to the necessary consents).

Externally, the property has a garage and there is further unrestricted parking on Manse Road.



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THE LOCAL AREA

Dirleton is situated on the coast 25 miles east of Edinburgh and is within easy commuting distance. There is a fast and efficient train service to Edinburgh from nearby Drem (approx. 3 miles) and North Berwick (approx. 2 miles). The airport and motorway links are easily accessible via the A1 and the Edinburgh City Bypass.

The village is in the middle of East Lothian's famous "Golf Coast" renowned for golf courses, including the three courses of Gullane, playing host to many championships including the Scottish Open in 2015. Muirfield, a regular host to The Open Championship, The Renaissance Club and Archerfield as well as the two courses at North Berwick are also within easy access.

Dirleton has a hotel, village pub and coffee shop, while nearby Gullane has a good mix of shops and restaurants. The larger towns of North Berwick and Haddington provide a wider range of shops and supermarkets. There is a primary school in Dirleton with secondary schooling at the highly regarded North Berwick High School. Private schooling is available locally with Loretto School in Musselburgh, The Compass in Haddington or numerous options in Edinburgh.

EXTRAS

All blinds, light fittings, fitted floor coverings and kitchen appliances (Rangemaster Cooker, fridge/freezer, washing machine and dishwasher) are included in the sale price.

HOME REPORT VALUATION: £360,000

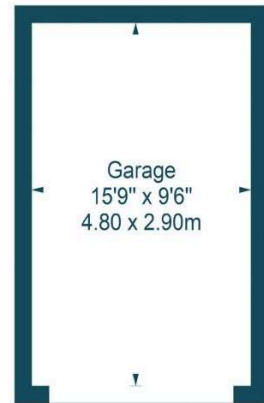




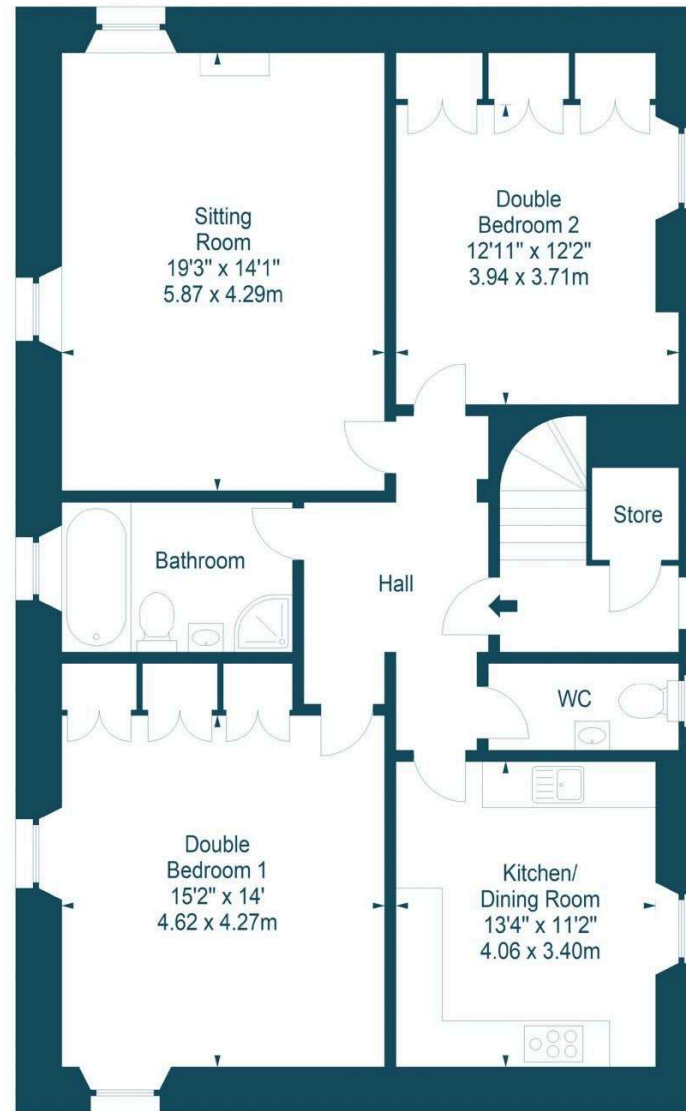
**The 4 Red House,
Dirleton,
North Berwick,
East Lothian, EH39 5EP**



Approx. Gross Internal Area
1074 Sq Ft - 99.77 Sq M
Garage & Store
Approx. Gross Internal Area
165 Sq Ft - 15.33 Sq M
For identification only. Not to scale.
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Ground Floor



Second Floor

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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.