



COULTERS<sup>©</sup>

# GARDEN WING, OLD MANSION HOUSE,

EAST LINTON, EAST LoTHIAN, EH40 3DU

 3 BED  2 BATH  2 PUBLIC



## TAKE A LOOK INSIDE

Located in the heart of the East Lothian countryside, the Garden Wing is an impressive three bedroom main door apartment forming part of an exceptional Georgian A Listed Old Mansion House at Newbyth. The magnificent building, built in 1817 for General Sir David Baird, has a gothic inspired design, well maintained shared garden grounds and open rural views.



Internally, the property offers particularly bright and elegant accommodation combined with a host of period features and the additional benefit of two detached garages and further parking available on the gravel driveway to the front of the property.



## KEY FEATURES



Beautifully presented, generous accommodation



Three double bedrooms, one with en-suite bathroom



Private south facing terrace and well maintained shared garden



Two garages and private residents parking



Idyllic countryside setting within easy reach of local amenities



Unique property forming part of a stunning historic building



EPC Rating - F



Council Tax Band - F



The generously proportioned and versatile accommodation is beautifully presented throughout and comprises; a welcoming entrance hall; stunning bow ended sitting room with a circular cupola, an original fireplace inset with wood burning stove, French doors opening to a private terrace overlooking the garden grounds and access to a study/double bedroom 4 with generous storage in the turret space above; dining room leading to a charming kitchen fitted with a good range of base and wall mounted units and all integrated appliances; principal bedroom with a Jack and Jill en-suite bathroom with a door leading to the spacious hallway; two further double bedrooms; an additional shower room; and useful utility room.





## THE LOCAL AREA

The property is situated within easy reach of the village of East Linton which offers a tranquil semi-rural location with a variety of amenities close to hand. The village itself has a post office, butcher, two pubs, Bostock Bakery, medical centre, pharmacy, library, bookshop, gift shop and Co-op. The nearby Mart hosts a Farmshop, cafe, The Yoga Den and Hometown Coffee Roasters. Further shopping, restaurants, supermarkets and leisure facilities are available in North Berwick, Dunbar and Haddington.

Located between spectacular coastlines and beautiful countryside, there are fantastic opportunities for peaceful walks, cycling, surfing and of course golf with an abundance of renowned courses close by. There are regular bus services to Edinburgh, North Berwick and Dunbar, and East Linton Train Station provides excellent services to the Capital and beyond. Its close proximity to the A1 allows for easy access to Edinburgh, the City Bypass, as well as the Central Scotland motorway network.

There is good local schooling at primary and secondary level in the nearby North Berwick with school bus pick up from the top of the main road. Private schooling is available at Compass in Haddington, Belhaven Hill in Dunbar, Loretto in Musselburgh with further choices available in Edinburgh.



## EXTRAS

All fitted carpets, fitted floor coverings, blinds, light fittings, the induction hob, double oven, fridge/freezer and dishwasher, all of which are Neff, are included in the sale price. The curtains and washing machine are available by separate negotiation. The property is fitted with an oil fired central heating system.

The proprietors within the Old Mansion House share equally the communal grounds which surround the mansion house and a greenhouse. There is a Residents Association set up to cover all maintenance for the property as a whole. A monthly payment of £120 is currently being contributed by each of the apartments (7 in total). Building insurance is separate from this and is calculated in relation to the square footage and rateable values of each apartment, with the Garden Wing's share being 18%. Garden expenses are split in equal 1/7ths.

**HOME REPORT VALUATION: £620,000**

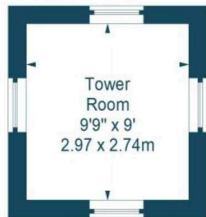


COULTERS

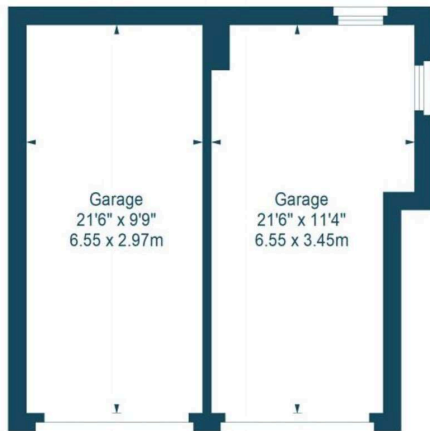
Garden Wing,  
Old Mansion House,  
Newbyth,  
East Linton,  
East Lothian, EH40 3DU



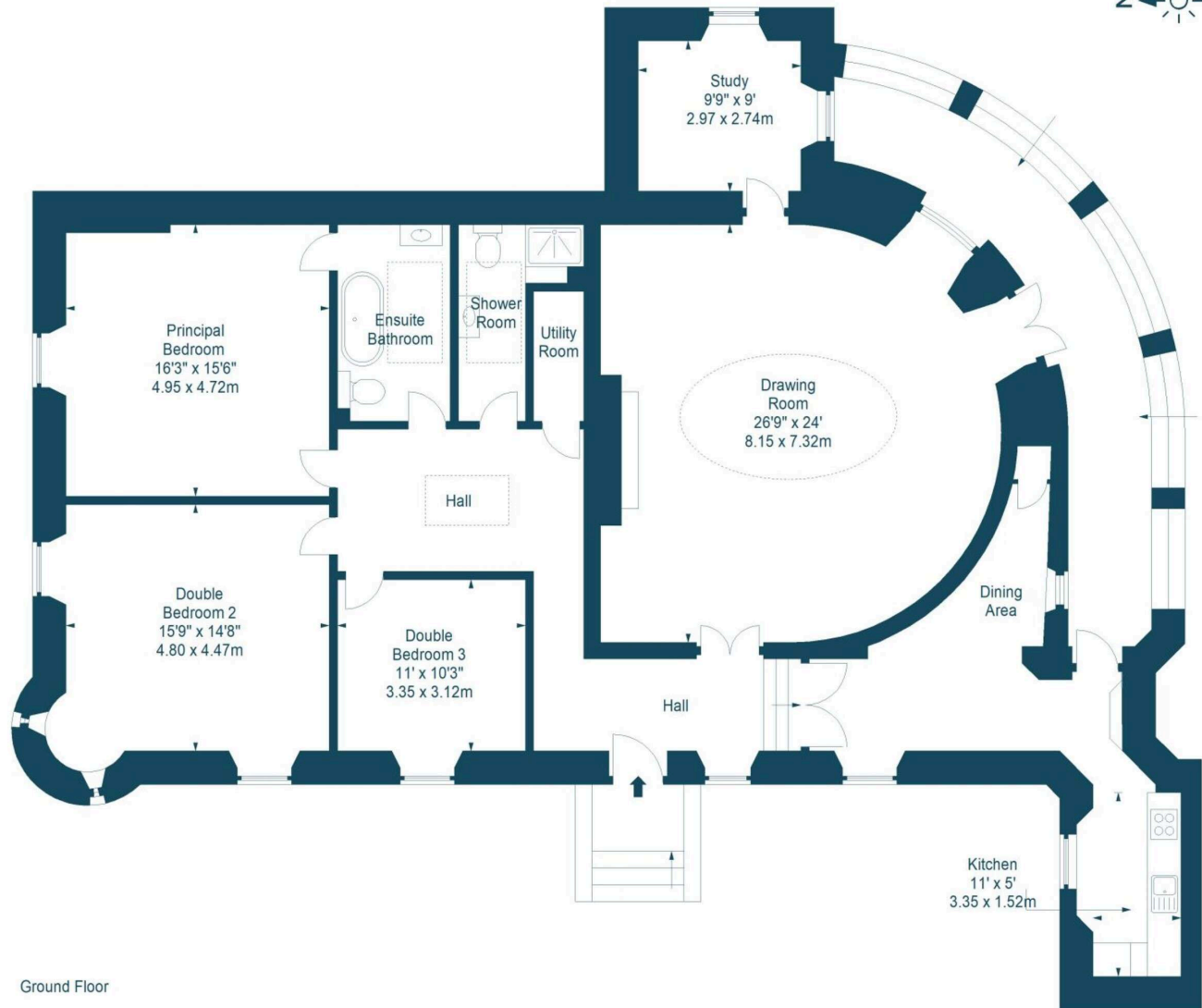
Approx. Gross Internal Area  
198 Sq M - 2131 Sq Ft  
Garages & Tower Room  
Approx. Gross Internal Area  
529 Sq Ft - 49.14 Sq M  
For identification only. Not to scale.  
© SquareFoot 2026



Ground Floor



Ground Floor



Ground Floor

## GET IN TOUCH

 [www.coultersproperty.co.uk](http://www.coultersproperty.co.uk)

 01620 671 837

 [enquiries@coultersproperty.co.uk](mailto:enquiries@coultersproperty.co.uk)

## 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.