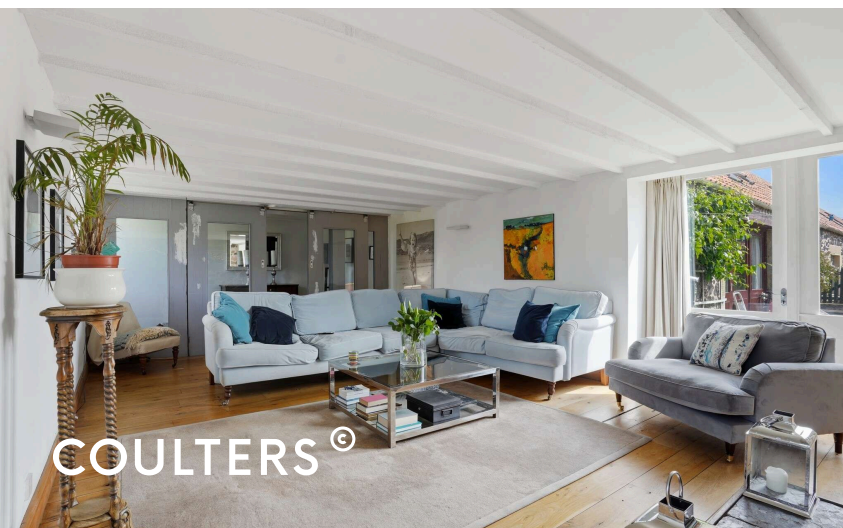


COULTERS[©]

13 REDSIDE FARM STEADING

NORTH BERWICK, EAST LOTHIAN, EH39 5PE

 4 BED  2 BATH  1 PUBLIC



TAKE A LOOK INSIDE

13 Redside Farm Steading is a beautifully-presented 4 bedroom property forming part of a popular steading conversion in a lovely rural location close to North Berwick. The current owners have upgraded the property to a high standard with a spacious layout and high quality fittings throughout.

Accommodation comprises in brief:

Ground floor: reception hall, double doors to an impressive sitting room with a wood burning stove and exposed natural feature wall, beamed ceilings and access to the garden, a large understairs storage area, a spacious and contemporary kitchen/dining room with a wood burning stove and a glazed door to the garden, a utility area and access to a double bedroom/study.

First floor: a large principal bedroom with a luxurious bathroom with vaulted ceiling and roll top bath. There are two further double bedrooms with exposed beams and views over the courtyard to the east and open fields to the west. Both bedrooms are served by a modern shower room.

KEY FEATURES



Idyllic rural location close to North Berwick



Beautifully presented throughout



Spacious and bright accommodation



Impressive kitchen/dining room



Attractive private garden and shared courtyard garden



Private parking space and single garage



EPC Rating - E



Council Tax Band - G



Outside

13 Redside Farm Steading is accessed by a lovely private west facing front garden , which is mainly laid to lawn with a patio area and has views over fields and North Berwick Law. A further south facing courtyard garden, which is shared with one other property is accessed directly from the kitchen/dining room and sitting room. To the front the property benefits from its own private parking space and a single garage.

There are lovely family walks, runs and cycling over open farmland available direct from the property with direct access on to the John Muir Way, Balgone Estate and Lakes and Whitekirk Hill.





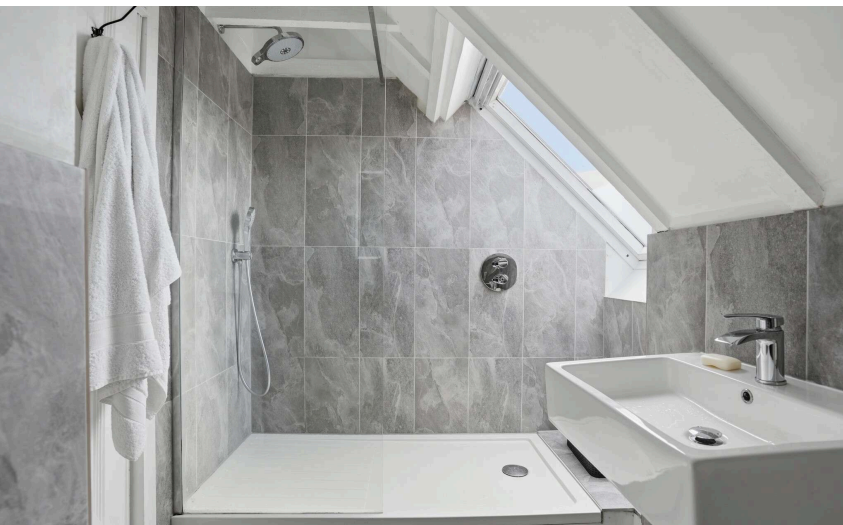
THE LOCAL AREA

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.





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THE LOCAL AREA(CONT.)

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.

Services

The property has electric heating and wood burning stoves. Drainage is supplied by a shared septic tank. The development is managed by a residents committee.

Extras

All blinds, curtains, light fittings, fitted flooring and white goods are included in the sale price.

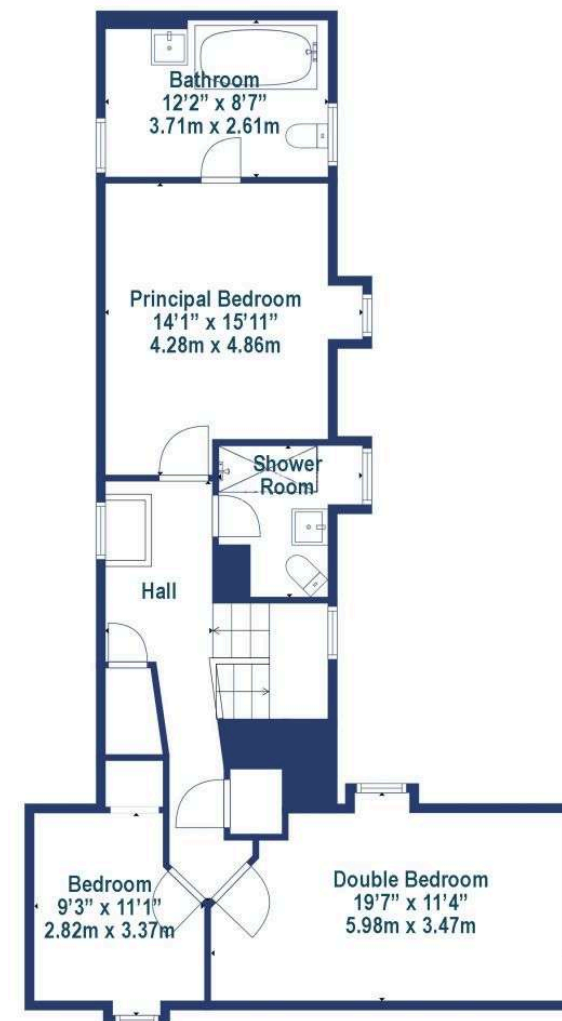


Redside Farm Steading North Berwick, East Lothian

Approx. Gross Internal Area
1,947 Sq Ft - 191 Sq M
Ground Floor: 1,100 Sq Ft - 102 Sq M
First Floor: 847 Sq Ft - 79 Sq M
For identification only. Not to scale.



Ground Floor



First Floor

GET IN TOUCH

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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.