


COULTERS<sup>©</sup>

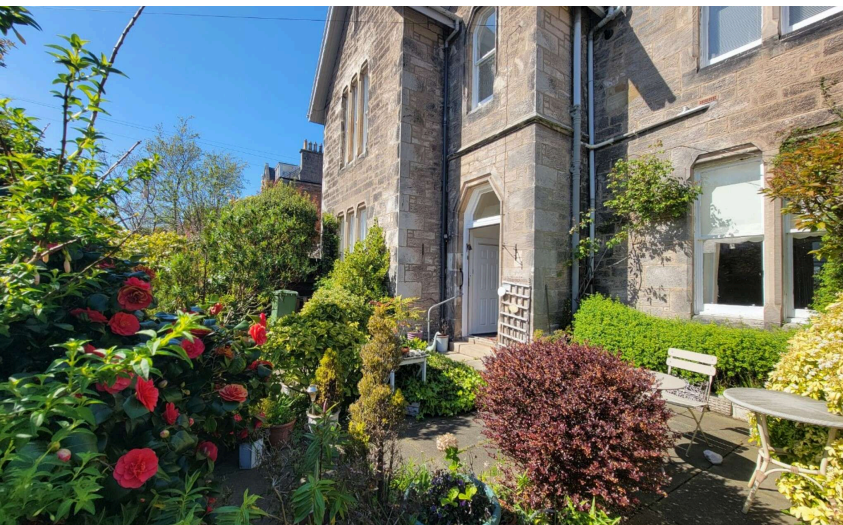
# SPRINGFIELD, 10 FIDRA ROAD

NORTH BERWICK, EAST LoTHIAN, EH39 4NG

 3 BED

 2 BATH

 1 PUBLIC



## TAKE A LOOK INSIDE

Springfield is a rarely available maindoor flat with a private south-facing garden forming part of an impressive B-listed mansion in a prime address, only a short walk away from stunning beaches and the world renowned West Links Golf Course.

The property is approached from the street via a private gateway in to a lovely mature garden with a paved path leading to the maindoor entrance. There are wonderfully proportioned rooms, many with high ceilings, including the spacious and impressive dual aspect sitting room with views to the front over the private garden and elevated views from the bay window to the rear. The bedrooms to the rear all have an open and elevated (form part of the rear first floor of the mansion) outlook. While the property has been well maintained it would now benefit from a level of upgrading.

Accommodation comprises in brief:

maindoor entrance, vestibule, broad entrance hall with double doors to large sitting room with central fireplace, good-sized kitchen/dining room overlooking the front garden, a principal bedroom with an en suite shower room, two further double bedrooms served by a shower room.

## KEY FEATURES



Maindoor 3 bedroom flat with south facing garden



Grand proportions and period detailing



Impressive dual aspect sitting room



3 bedrooms and 2 bathrooms (1 en suite)



Direct access to attractive private garden



Prime address close to golf courses and beaches



EPC Rating - C



Council Tax Band - F

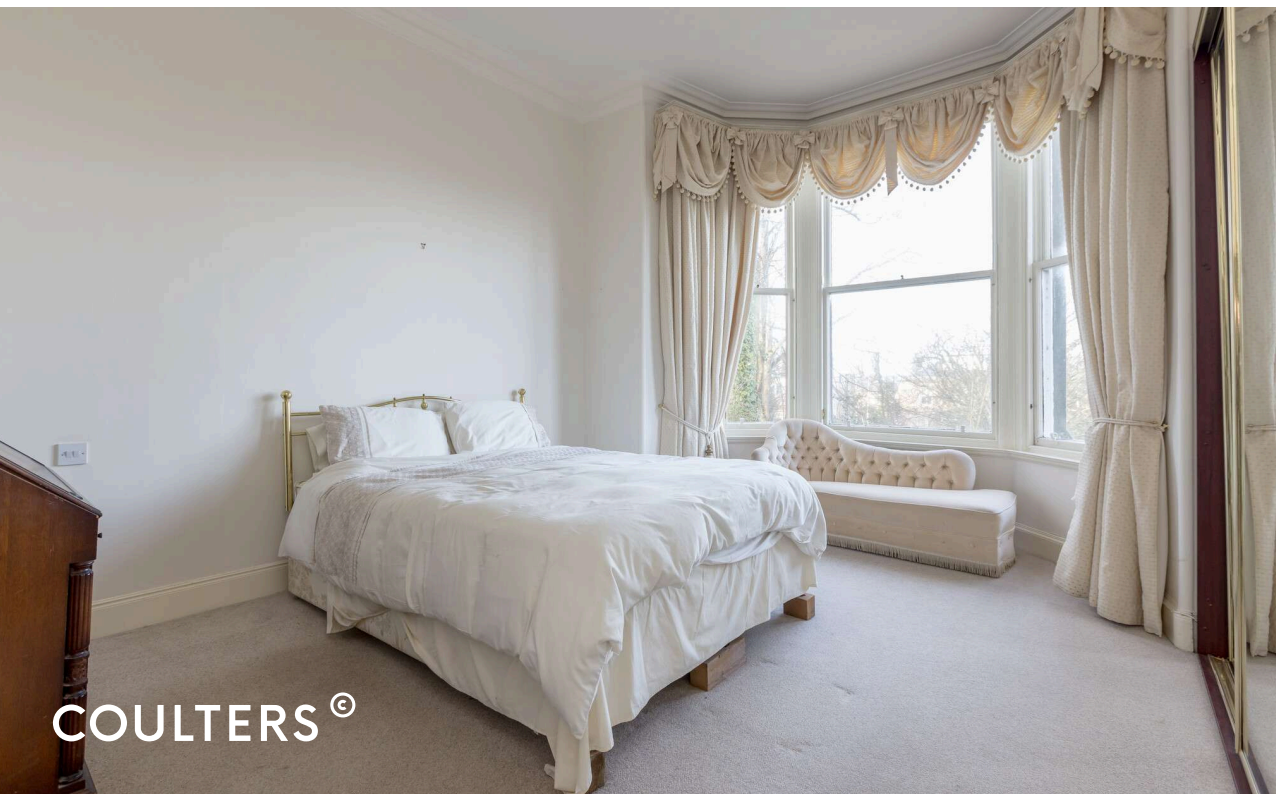


## Outside

A real feature of Springfield is the attractive private garden to the front, which is south-facing and provides a wonderful private escape with a variety of mature plants and shrubs and paved areas for dining outside.

## Listed building

The property is B-listed and is in the North Berwick Conservation Area



## THE LOCAL AREA

The beautiful East Lothian seaside town of North Berwick is a highly sought after location. 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.



An aerial photograph of the Coulters estate in Newport, Rhode Island. The image shows a large, historic stone building complex with multiple gables and chimneys, surrounded by lush green lawns and mature trees. A prominent white vertical line originates from the 'COULTERS' text label and points down to a specific building within the estate. In the background, a large green golf course stretches towards a sandy beach and the ocean. The sea is a deep blue, with several rocky islands visible, including a large one on the left and a smaller, more prominent one in the distance. The sky is clear and bright blue.

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## THE LOCAL AREA

Reputable local primary and secondary schooling including North Berwick High School are within walking distance. There is private schooling at Compass in Haddington, Belhaven Hill in Dunbar, and Loretto in Musselburgh. Edinburgh schooling options are easily accessed.

## EXTRAS

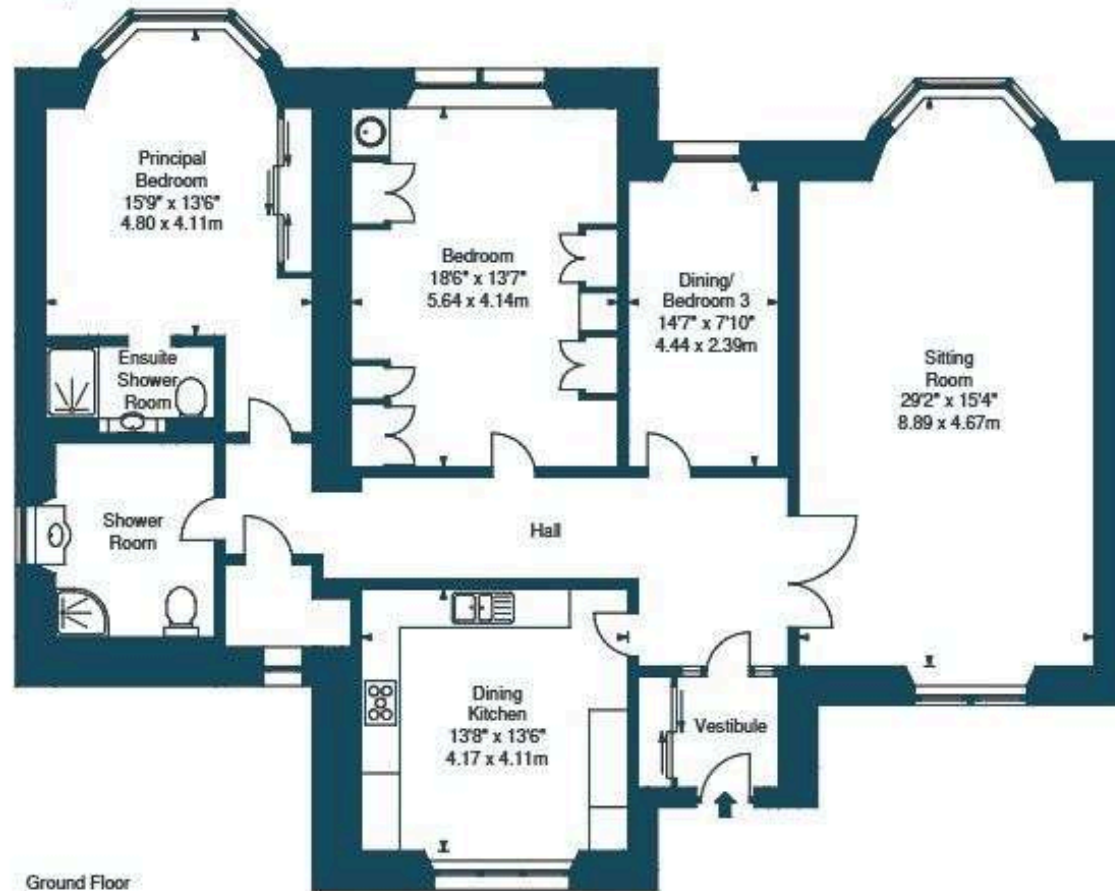
All fitted carpets, blinds, curtains light fittings and white goods are included in the sale. The shed in the garden is also included the sale.



Fidra Road,  
North Berwick,  
East Lothian, EH39 4NG



Approx. Gross Internal Area  
1695 Sq Ft - 157.47 Sq M  
For identification only. Not to scale.  
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## 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.