

COULTERS[©]

1 REDHOLM, GREENHEADS ROAD

NORTH BERWICK, EAST LoTHIAN, EH39 4TB

5 BED

2 BATH

1 PUBLIC



TAKE A LOOK INSIDE

1 Redholm is a stunning 5 bedroom property set within the grounds of the converted Redholm House on Greenheads Road.

The property is immaculately presented throughout having undergone a full refurbishment by the current owner which has included knocking down walls to create larger spaces, a new kitchen and new bathrooms.

KEY FEATURES



Main door double upper with stunning views.



5 generous double bedrooms, one with ensuite and dressing room.



Beautifully maintained and extensive shared garden.



Detached garage and residents parking.



Quiet location to the east of North Berwick town centre.



Excellent local amenities nearby.





The stylish accommodation is accessed via a main door entrance at ground floor level which has a large storage cupboard off the entrance hall. A wide staircase leads to the first floor hall which provides access to the kitchen/dining/sitting room, 4 well proportioned double bedrooms, WC and bathroom with separate shower enclosure.

The kitchen/dining/sitting room is over 34 feet in length with 3 sets of French doors with Juliet balconies providing panoramic views over the garden towards the Firth of Forth and Bass Rock. The contemporary kitchen has integrated appliances and an under-mounted sink.





MORE INFORMATION

Four well proportioned double bedrooms are situated on the first floor. Double Bedroom 3, which has an interconnecting door to Double Bedroom 2, is currently used as an office and has a large fitted wardrobe. Double Bedroom 5 also has a large fitted wardrobe and is currently used as a dressing room with an interconnecting door to Double Bedroom 4. An recently renovated bathroom and WC complete the first floor accommodation.

The upper level comprises the magnificent principal bedroom suite which offers a generous double bedroom with door leading out to a large balcony which overlooks the garden and sea; a contemporary ensuite shower room; and large home office/dressing room with built-in wardrobes. There is also eaves storage.

The extensive shared gardens are beautifully maintained and offer a vast manicured lawn surrounded by mature herbaceous borders. There is also a secluded patio/BBQ area with seating and a drying area. A gate at the bottom of the garden provides access to a public green and the beach.

Residents parking is available outside the property and there is also a private garage.









THE LOCAL AREA

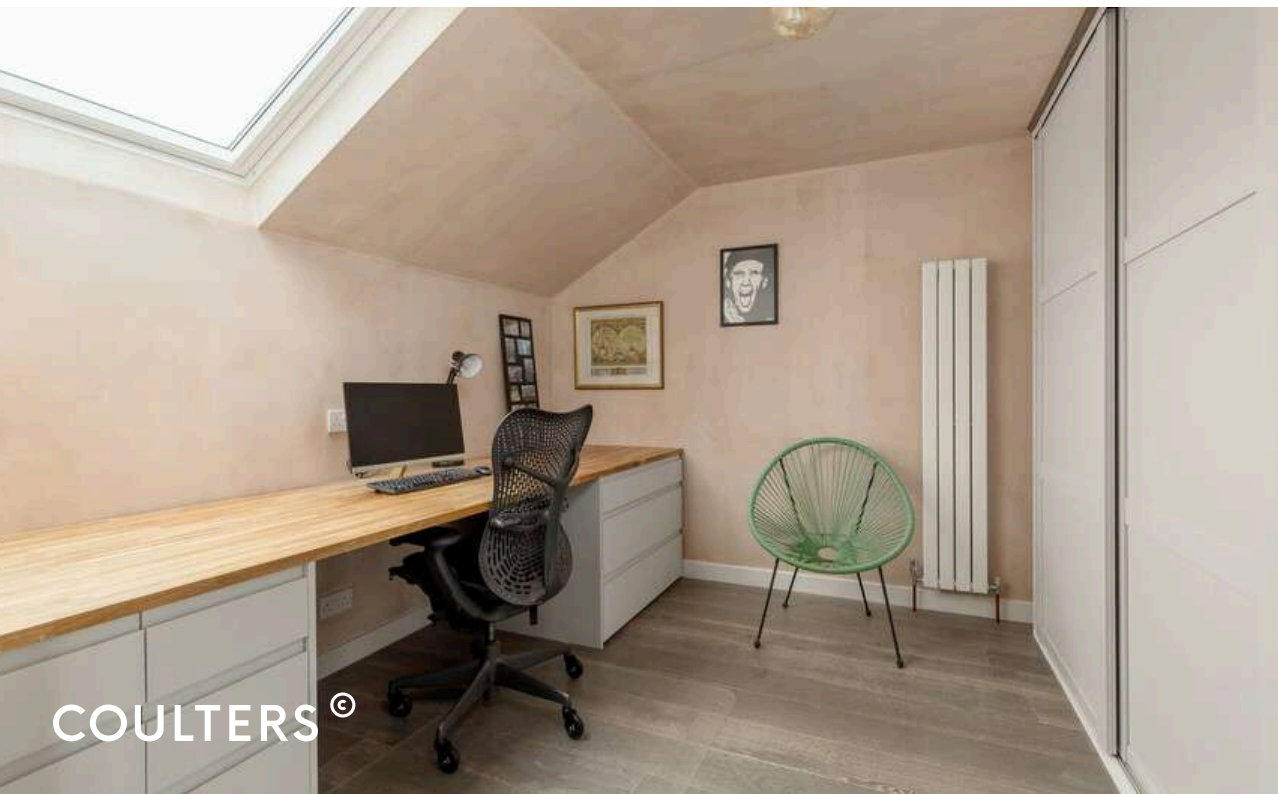
The highly desirable, beautiful seaside town of North Berwick is situated 25 miles to the east of Edinburgh. The town is popular with commuters with a regular train service from North Berwick to Edinburgh which takes around 30 minutes.

The town boasts spectacular beaches and renowned golf courses alongside independent boutiques, restaurants and coffee shops on the bustling High Street. An Aldi and Tesco are located on the East side of the town. Leisure amenities include tennis, yacht, rugby and football clubs; putting greens; and a sports centre with swimming pool.

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 also easily accessed.

EXTRAS

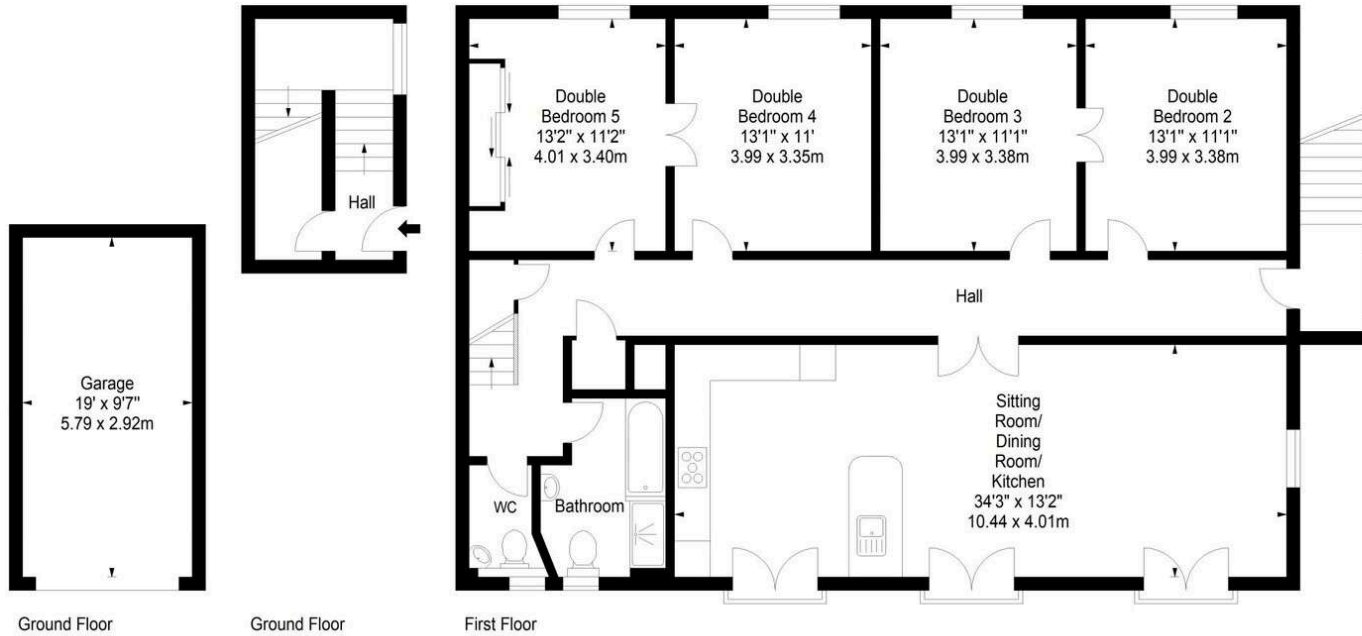
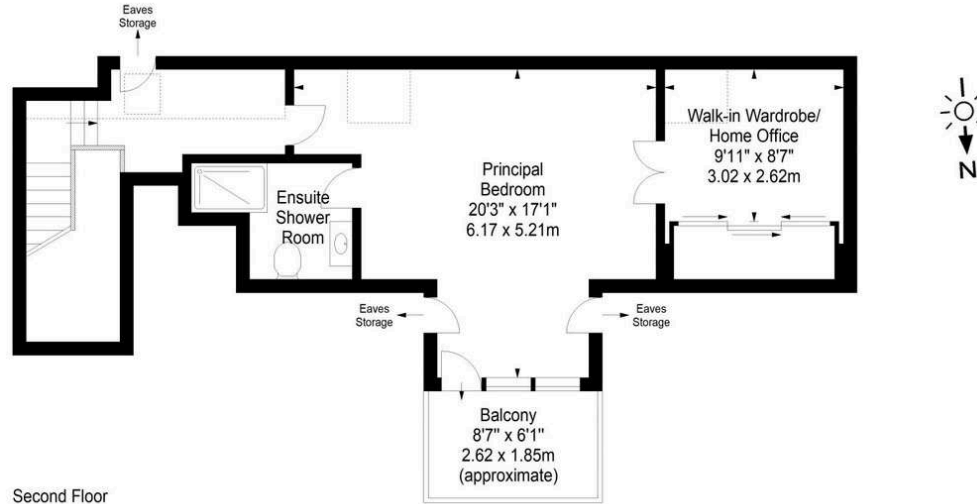
All fitted carpets/floor coverings, blinds and most light fittings are included in the sale price as are the integrated kitchen appliances. The free-standing fridge/freezer and the ceiling mounted hanging chair are available by separate negotiation.



Redholm,
Greenheads Road,
North Berwick,
East Lothian, EH39 4TB



Approx. Gross Internal Area
2194 Sq Ft - 203.82 Sq M
Garage
Approx. Gross Internal Area
181 Sq Ft - 16.81 Sq M
For identification only. Not to scale.
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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.