

COULTERS[©]

10 NEWBYTH STEADING

NEWBYTH, EH40 3DU

 4 BED

 2 BATH

 2 PUBLIC



TAKE A LOOK INSIDE

Charming four bedroom house presented in excellent order with an appealing and flexible layout, located in a sought after mature steading development close to popular towns and villages with countryside walks on the doorstep.

The established cottage style gardens to front and rear add to the appeal of this stylish home and provide excellent privacy with planted borders and various areas to sit and enjoy the peaceful location. There is a Gabriel Ash Greenhouse and a useful shed. A single garage is located closeby and there is ample parking.



KEY FEATURES

 Charming country home with appealing layout

 Delightful cottage style gardens

 Close to East Linton and North Berwick

 Four bedrooms one with en suite

 Residents parking and single garage

 Within catchment for North Berwick schools with bus pick up





The accommodation arranged over two floors comprises a welcoming dining hall, with storage off, large kitchen/breakfast room with an excellent range of fitted units, patio doors to the courtyard, an AIMS operated 3 oven Aga, LPG gas hob, electric oven, integrated dishwasher, washer/dryer and fridge freezer; the sitting room has a wood burning stove and there is a double bedroom with en suite shower room; on the first floor there are three further bedrooms and a bathroom.

Double glazed throughout with electric heating, solar panels and LPG feed to the Aga and hob.

There is a Residents Association with an approximate monthly fee of £40.00.





THE LOCAL AREA

Located close to Whitekirk, East Linton and North Berwick in the heart of the East Lothian countryside. Nearby Whitekirk Hill offers leisure facilities, play barn and a cafe and restaurant. The area has an abundance of pleasant walks nearby including Binning Wood, the John Muir Country Park and the East Lothian coastline itself where there are excellent beaches. Local shops are available in East Linton while supermarket facilities are available in both North Berwick and Haddington. There is easy access to the City Centre, the central Scotland motorway network and Edinburgh International Airport and there are good rail connections at Dunbar, East Linton and at North Berwick. There is popular local schooling in North Berwick at both primary and high school with bus pick up.



EXTRAS

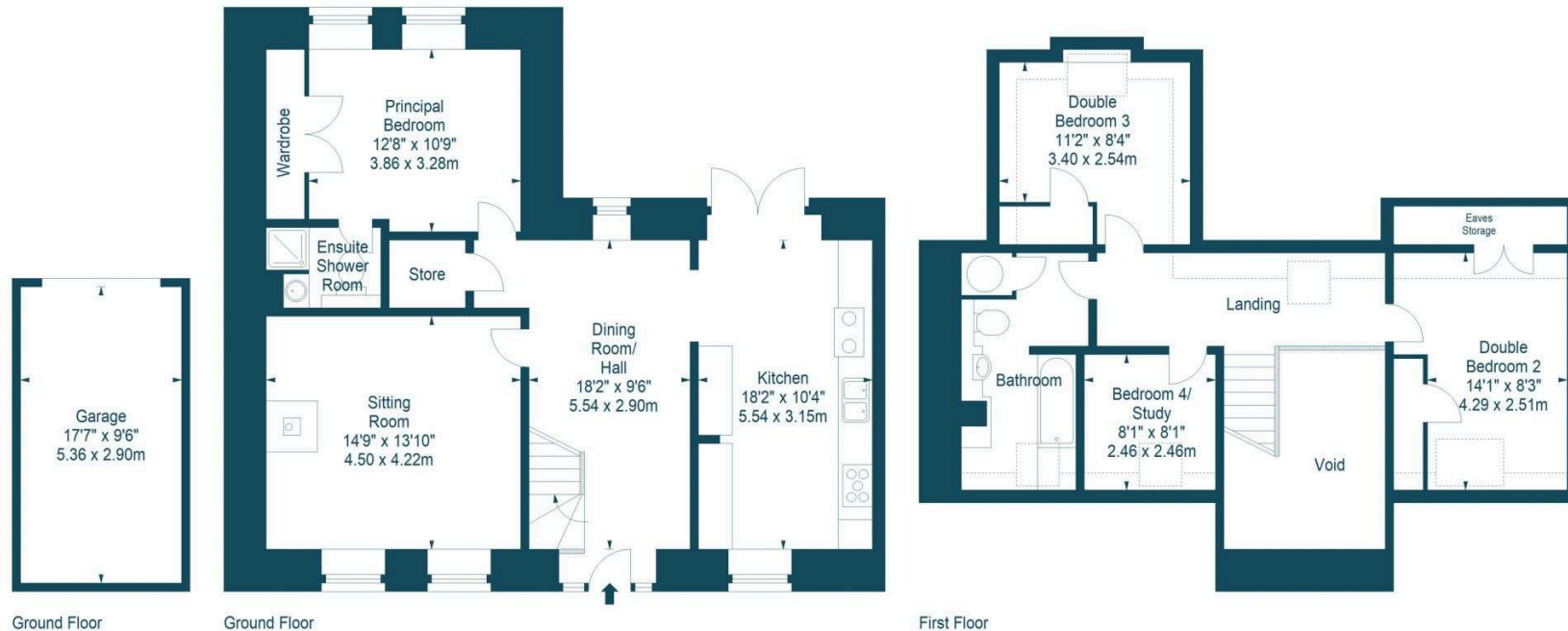
All integrated appliances, light fittings, floor coverings and window coverings are included in the sale, the dresser and plate racks in the kitchen are specifically excluded. Some items of furniture may be available by separate negotiation.



**Newbyth Steading,
East Linton,
East Lothian, EH40 3DU**

Approx. Gross Internal Area
1432 Sq Ft - 133.03 Sq M
(Including Eaves Storage)
Garage

Approx. Gross Internal Area
166 Sq Ft - 15.42 Sq M
For identification only. Not to scale.
© SquareFoot 2024



Ground Floor

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.