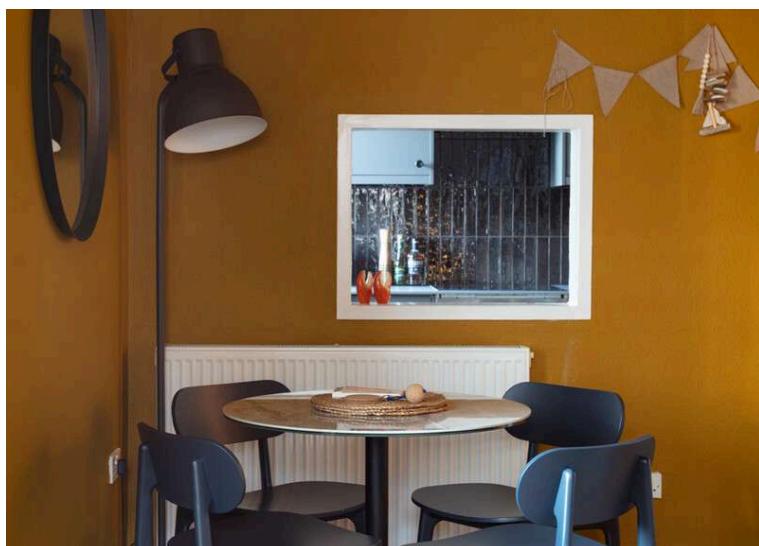




1 The Red House, Manse Road, Dirleton, EH39 5EP

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



Quietly positioned behind The Castle Inn, The Redhouse was built around 1850 originally to house the estate workers at Archerfield. Today buyers are given a rare opportunity to purchase this beautifully presented ground floor flat and would suit many buyers from first time buyers, down-sizers, investors or anyone wishing to escape to a pied-a-terre in the tranquil historic village of Dirleton to be surrounded by stunning countryside and coastline giving breathtakingly beautiful walks. The current owners have upgraded the property to include a new kitchen, refitted bathroom and tastefully decorated throughout retaining many charming features such as the stone wall feature in lounge and bedroom. The property benefits from has central heating and good storage, there is a parking space and a small area of garden space to the front. The driveway from The Red House walks out to Dirleton Green and offers an abundance of outdoor space on the doorstep and often hosts weekend markets.

- Utterly charming B Listed 1 bed ground floor flat
- Upgraded fittings and stylish decoration
- Gas Central Heating and ample storage
- Set within a conservation village close to Archerfield
- Off street parking and small garden to front
- Quietly positioned behind The Castle Inn



## Location

The picturesque village of Dirleton is situated on a breath-taking stretch of East Lothian countryside, positioned near the golden coasts of Gullane and North Berwick. It sits within easy reach of both seaside towns and the idyllic beaches the two areas are renowned for. In addition, the stunning Yellowcraig Beach is just a five minutes' drive away. The village also has its own charms too, nestled between the ruins of Dirleton Castle and the world famous Archerfield Golf Course and Spa, surrounded by acres of rolling farmland. With large playing greens and traditional stone cottages, it is easy to see why Dirleton is one of East Lothian's conservation areas. At nearby Fenton Barns, you can find a retail village with a good variety of specialist shops, such as an award-winning farm shop and café that sells high-quality local produce. The vibrant town of North Berwick (two miles away) provides amenities that cater for your daily needs. For the outdoor enthusiast, the greater area offers a host of activities, including sailing clubs, tennis clubs, and horse riding, and a sports centre in North Berwick. With North Berwick Railway Station only a couple of miles away, regular train services to Edinburgh are on hand as well.

## Extras

Included in the sale are all window covering, light fittings, sofa bed and other items by separate negotiation

## Price & Viewing

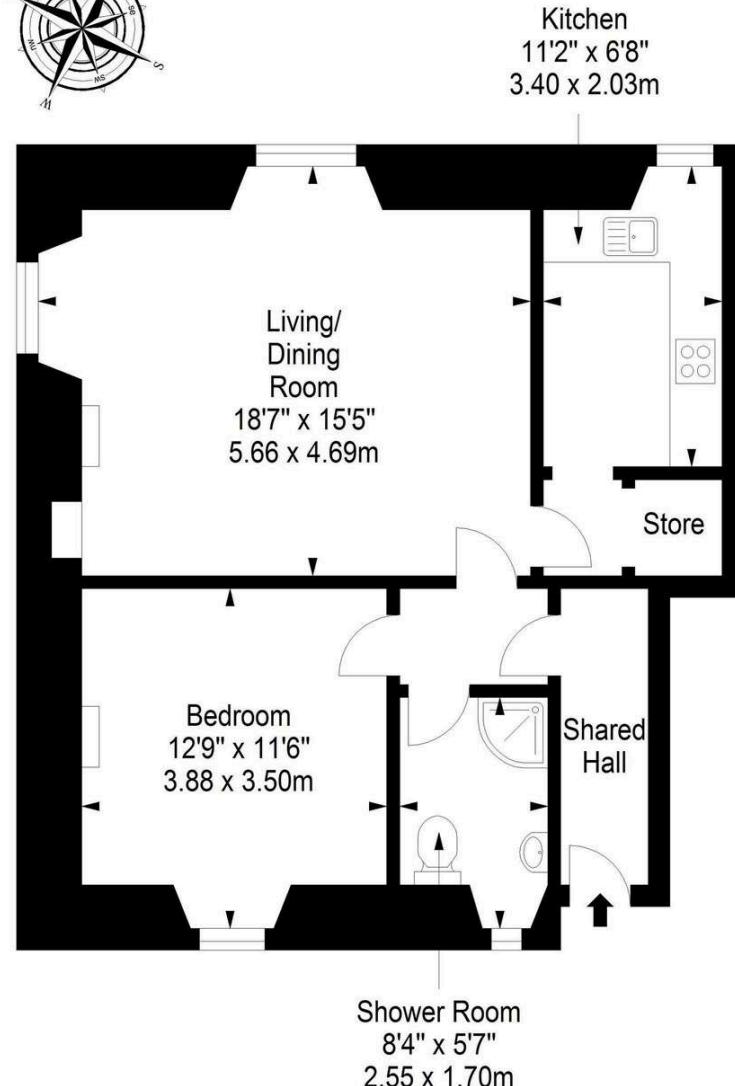
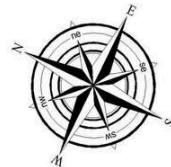
For price and viewing information or further details on this property please contact Sylvia 07590 041169

**EPC Band - D**      **Category - B Listed**      **Council Tax Band - C**



## Ground Floor

Approx. 57.0 sq. metres (613.5 sq. feet)



Total area: approx. 57.0 sq. metres (613.5 sq. feet)



Penicuik Office: 20 High Street | Penicuik | EH26 8HW T: 0131 240 3818 F: 01968 676546

Bruntsfield Office: 103-105 Bruntsfield Place | Edinburgh | EH10 4EQ T: 0131 228 1926 F: 0131 228 9193

Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.

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