

COULTERS[©]



16 NEWBYTH STEADING

NEWBYTH, EAST LINTON, EAST LOTHIAN, EH40 3DU

 4 BED

 3 BATH

 2 PUBLIC



TAKE A LOOK INSIDE

Peacefully located in the heart of the East Lothian countryside, 16 Newbyth Steading is a charming four bedroom house forming part of sought after mature steading development situated close to popular towns and villages with many countryside walks on the doorstep.

Internally, the property offers particularly bright, deceptively spacious and versatile accommodation with the additional benefit of a well established private rear garden, open rural views and a private garage with further parking available to the front of the property.



KEY FEATURES



Generously proportioned family house in a steading development



Four double bedrooms, three with ensuite



Private enclosed mature rear garden



Integrated garage with ample residents' parking



Idyllic countryside setting within easy reach of local amenities



Well presented accommodation with a versatile and deceptively spacious layout



EPC Rating - D



Council Tax Band - G



The generously proportioned accommodation is well presented throughout and comprises; an entrance vestibule leading to a spacious entrance hall with French doors opening to the terrace; west facing sitting room with a wood burning stove; dual aspect kitchen/dining room fitted with a good range of base and wall mounted units and all integrated appliances; double bedroom 2 with a built in wardrobe and en-suite wet shower room; and ground floor WC cloakroom.

A wooden staircase leads to the first floor which comprises; a bright landing with large storage cupboard; principal bedroom with a built in wardrobe, dressing room leading to an en-suite shower room; double bedroom 3 with a built in wardrobe and a Jack and Jill en-suite bathroom with a door leading to the spacious landing with large storage cupboard off; and double bedroom 4 also with a built in wardrobe.

The property is double glazed throughout and is heated by an electric central heating system. Drainage is to a septic tank. There is a Residents Association with an approximate monthly fee of £50.00.





THE LOCAL AREA

The property is situated within easy reach of the village of East Linton which offers a tranquil semi-rural location with a variety of amenities close to hand. The village itself has a post office, butcher, two pubs, Bostock Bakery, medical centre, pharmacy, library, bookshop, gift shop and Co-op. The nearby Mart hosts a Farmshop, cafe, The Yoga Den and Hometown Coffee Roasters. Further shopping, restaurants, supermarkets and leisure facilities are available in North Berwick, Dunbar and Haddington. Located between spectacular coastlines and beautiful countryside, there are fantastic opportunities for peaceful walks, cycling, surfing and of course golf with an abundance of renowned courses close by.

There are regular bus services from Whitekirk to North Berwick and Dunbar. From East Linton, Dunbar and North Berwick there are regular bus and train services both to Edinburgh and beyond including the east coast main line train service. It's close proximity to the A1 allows for easy access to Edinburgh, the City Bypass, as well as the Central Scotland motorway network.

There is good local schooling at primary and secondary level in the nearby North Berwick with school bus pick up from the top of the main road. Private schooling is available at Compass in Haddington, Belhaven Hill in Dunbar, Loretto in Musselburgh with further choices available in Edinburgh. There is easy access to the City Centre, the central Scotland motorway network and Edinburgh International Airport.

EXTRAS

All fitted floor coverings, carpets, curtains (with the exception of the kitchen and double bedroom 2), blinds, light fittings, electric hob, double oven with grill, dishwasher, the log store, fixed garage shelving and work bench are included in the sale price. The fridge is available by separate negotiation. The freezer, washing machine, tumble dryer and ceiling-mounted ailer in the Jack & Jill bathroom are excluded from the sale.



An aerial photograph of a large residential complex, likely a retirement community or assisted living facility. The complex consists of several long, multi-story buildings with dark brown roofs and light-colored walls. The buildings are arranged in a U-shape around a central green lawn area. There are several parking lots with cars and a few smaller structures scattered throughout the complex. The surrounding landscape is a mix of green fields, some of which appear to be cornfields, and dense forests with trees in various shades of green and yellow, suggesting an autumn setting. In the far distance, a body of water is visible under a clear blue sky. A white signpost with a blue sign that reads "COULTERS" is positioned in the center of the image, pointing towards the complex.

COULTERS

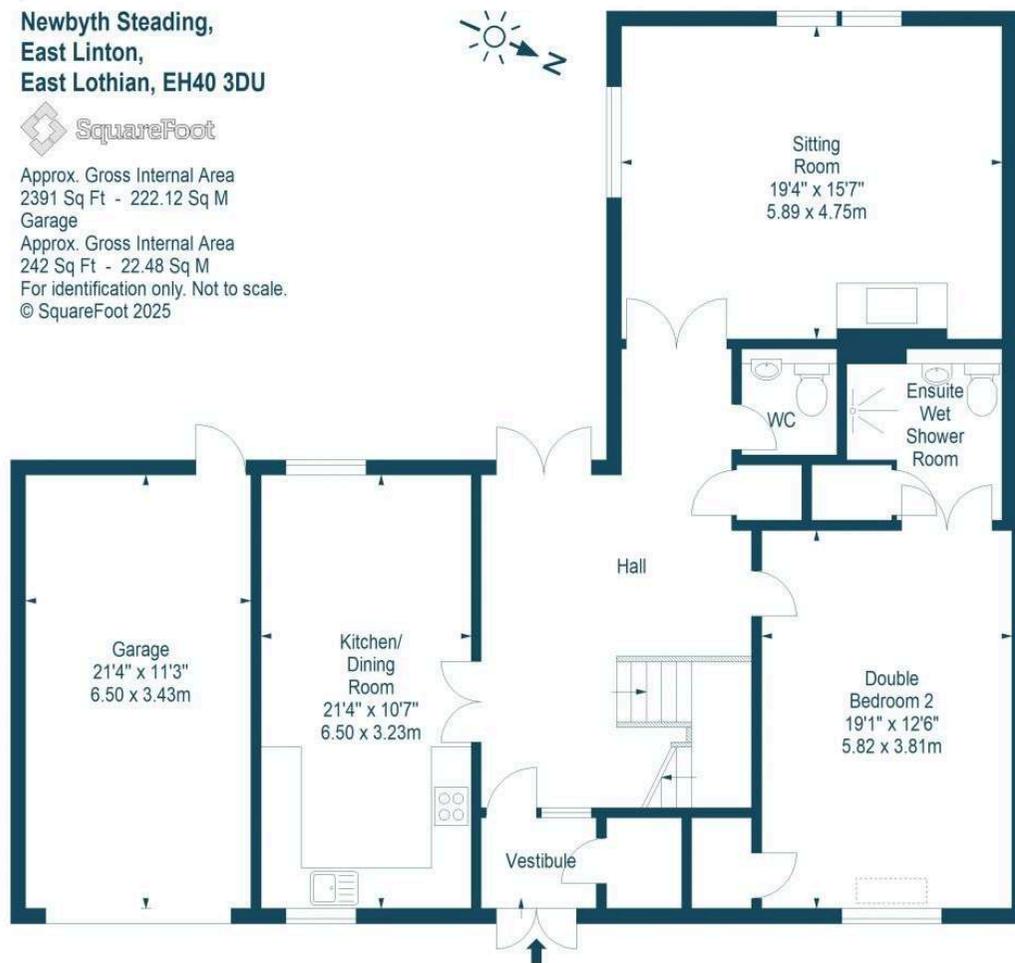
COULTERS[®]

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East Lothian, EH40 3DU

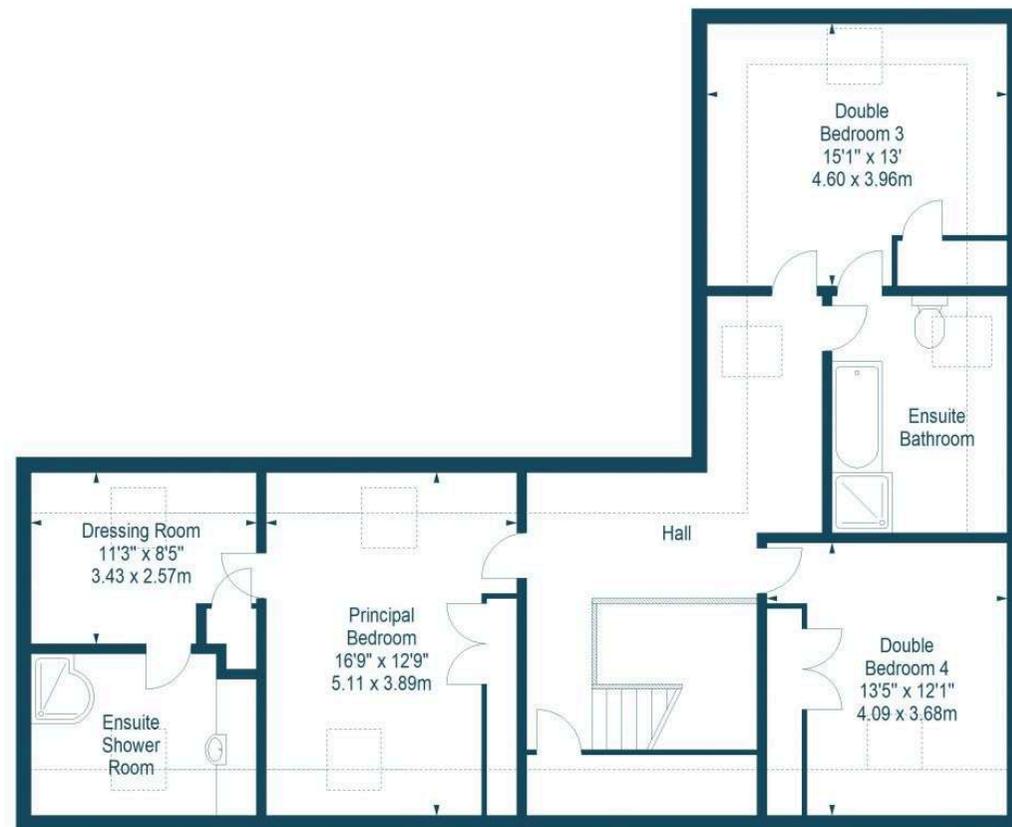


Approx. Gross Internal Area
2391 Sq Ft - 222.12 Sq M
Garage

Approx. Gross Internal Area
242 Sq Ft - 22.48 Sq M
For identification only. Not to scale.
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Ground Floor



First Floor

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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.