

Rarely available Steadings conversion

In need of full cosmetic upgrade







5 The Heugh Steadings

North Berwick, East Lothian, EH39 5NP

Scan Here!

4 BED

2 BATH

OFF STREET

ENERGY E EPC RATING

McEwan Fraser Legal

Solicitors & Estate Agents

Viewing - By appointment telephone selling agent
0131 524 9797
Mon to Fri: 8am - Midnight
Sat to Sun: 9am - 10pm

Part Exchange Available





North Berwick







North Berwick is a small town situated in the County of East Lothian on the banks of the River Forth. The property is within easy commuting distance of Edinburgh via the Musselburgh by-pass. The journey here will take approximately half an hour by car and there is of course, an excellent bus service close to hand. The train station is only a five minute walk away where there is good train services direct to the Waverley Station, a journey which will take approximately thirty-five minutes. North Berwick offers a wide range of shops and facilities, which will provide every possible daily requirement as well as the usual banking, building society and post office services. Excellent schooling is provided within the town at both primary and secondary levels, with the latter provided by the much sought after North Berwick High School.

Leisure facilities include a variety of water sports on the Firth of Forth and there are excellent golf courses along the east coast as well as in North Berwick. The championship course at Muirfield as well as other Links golf courses are world famous. Beautiful sandy beaches provide pleasant walks along the banks of the Forth. Edinburgh's city by-pass links up with the Musselburgh by-pass giving direct access to all major trunk routes throughout Scotland. The M8 and the M9 north to Stirling as well as the Forth Road Bridge are all often less than fifty minutes away.

5 The Heugh Steadings















The property comprises a well-proportioned Stone-Built Steadings Conversion, which forms part of this small exclusive development in a quiet position on the outskirts of the highly regarded East Lothian town of North Berwick. It offers flexible accommodation of considerable character the property briefly includes; entrance vestibule, broad reception hall, lounge with fireplace and double glazed patio doors to sunny terrace with uninterrupted view of Berwick Law and surrounding countryside, fitted kitchen/dining room and double glazed patio doors to private rear garden and communal areas, four double bedrooms and bathroom. There are beautifully maintained areas of landscaped private garden ground to both the front and rear of the building, along with the use of a communal drying area and gardens to the rear. A single lock-up garage forms part of a range of garages a short walk away and there is a parking area for residents only, immediately to the front.





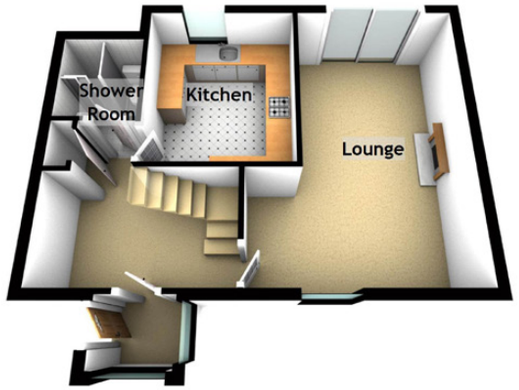


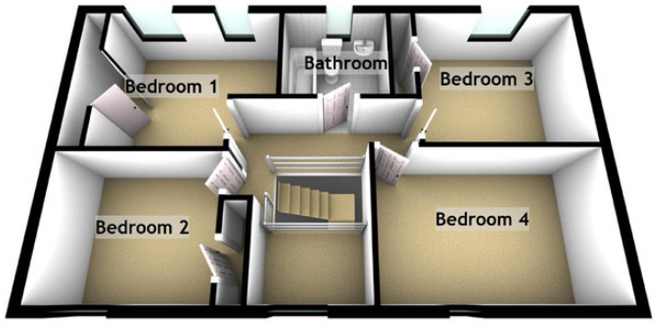












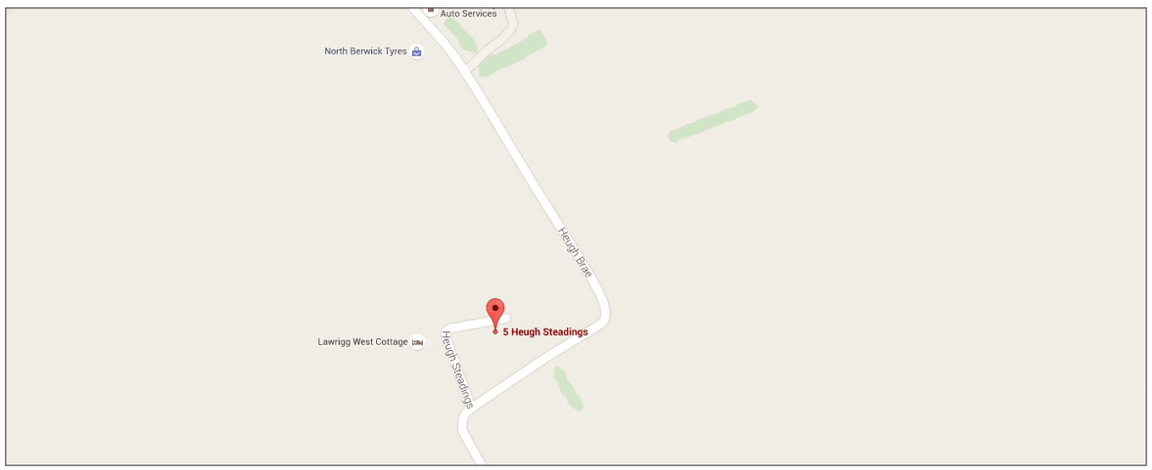
Approximate Dimensions
(Taken from the widest point)

Lounge	5.48m (18') x 4.10m (13'5")
Kitchen	2.85m (9'4") x 2.74m (9')
Bedroom 1	3.92m (12'10") x 2.89m (9'6")
Bedroom 2	3.70m (12'2") x 2.63m (8'8")
Bedroom 3	3.16m (10'4") x 2.81m (9'3")
Bedroom 4	4.09m (13'5") x 2.61m (8'7")
Bathroom	2.55m (8'4") x 1.83m (6')
Shower Room	1.71m (5'7") x 1.55m (5'1")

Gross internal floor area (m²) - 111

Extras
(Included in the sale)

All floor coverings, curtains and blinds, integrated kitchen appliances



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Part Exchange

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Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers.

Disclaimer - These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed. Buyers must satisfy themselves for the accuracy and authenticity of the schedule and should always visit the property to satisfy themselves of the property's suitability. The dimensions provided may include, or exclude recesses, intrusions and fitted furniture. Any measurements provided are for guide purposes only.



Text and description
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Surveyor



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