




McEwan Fraser Legal

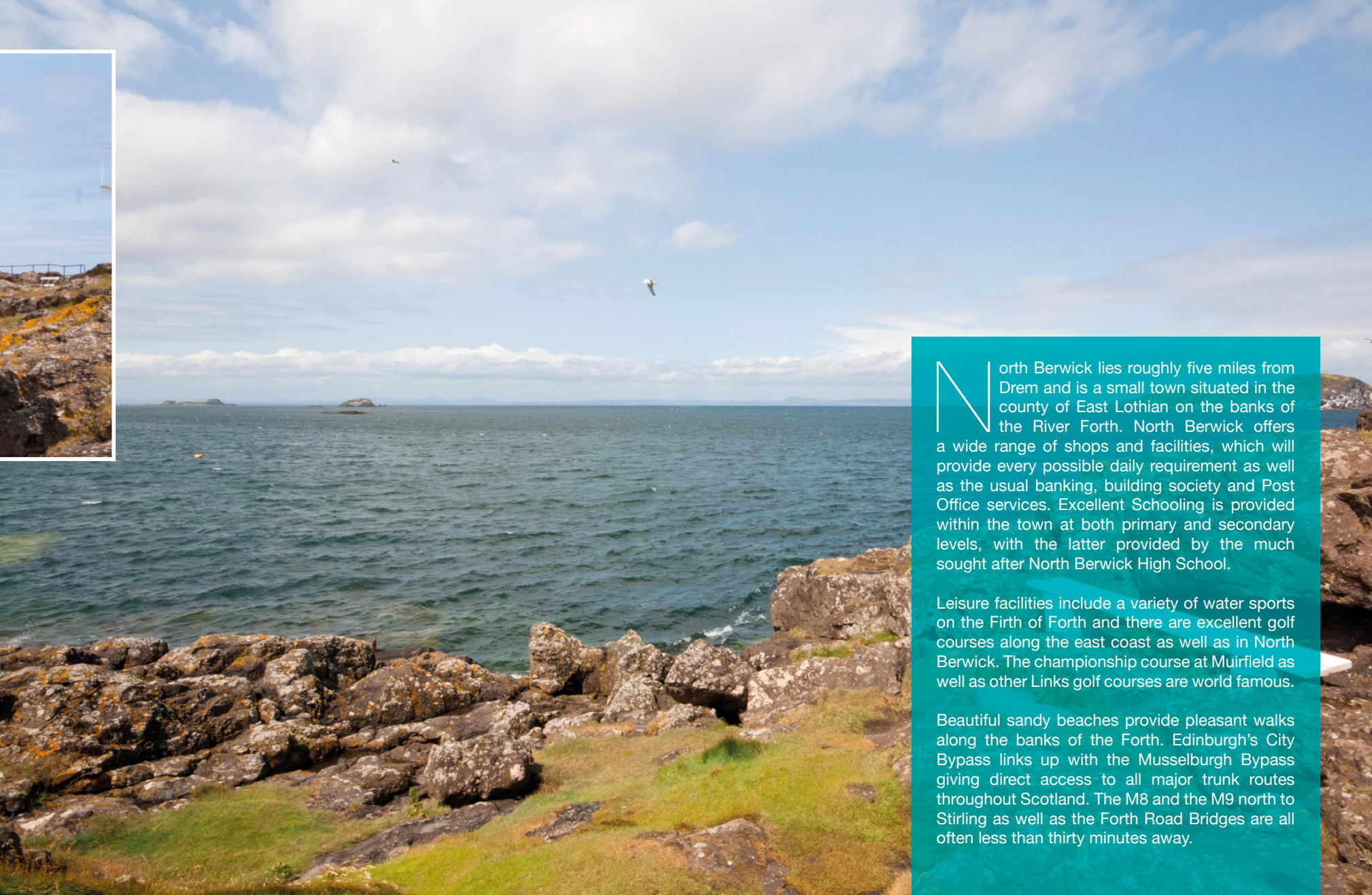
Solicitors & Estate Agents

0131 524 9797

1 Camptoun Steading

CAMPTOUN, NORTH BERWICK, EH39 5BS

The property is set within picturesque East Lothian, with its rolling countryside, sandy beaches, world famous golf courses and produce. Camptoun is a short drive away from the nearby village of Drem. Drem is a small village in East Lothian, Scotland. It is approximately twenty miles east of Edinburgh and is close to Haddington, North Berwick, Dirleton and Gullane. The property is within easy commuting distance of Edinburgh via the Musselburgh Bypass the journey here will take approximately half an hour by car. There is also good train services direct to the Waverley Station a journey which will take approximately twenty-five minutes.



CHARMING STEADING CONVERSION IN **BEAUTIFUL COUNTRYSIDE SETTING** WITH GOOD COMMUTER LINKS



North Berwick lies roughly five miles from Drem and is a small town situated in the county of East Lothian on the banks of the River Forth. 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 Bypass links up with the Musselburgh Bypass giving direct access to all major trunk routes throughout Scotland. The M8 and the M9 north to Stirling as well as the Forth Road Bridges are all often less than thirty minutes away.

Stunning three or four bedroom traditional property retaining many original features and set within a landscaped steading development. Benefitting from quality fixtures and fittings throughout, combined with high levels of insulation, environmentally friendly heating systems and double glazing. The property offers spacious rooms, private garden and parking with outstanding views over open countryside. Situated in a convenient location close to the train station at Drem offering a thirty minute commute to Edinburgh, with the facilities of North Berwick, Gullane and Haddington within easy reach combined with access to the renowned beaches and golf courses of East Lothian.



SPACIOUS ROOMS, PRIVATE GARDEN AND **PARKING** WITH **OUTSTANDING VIEWS** OVER OPEN **COUNTRYSIDE**





The accommodation arranged over two floors consists on the ground floor of a hall with tiled floor, modern family bathroom, double bedroom, kitchen/dining room and lounge. The spacious kitchen/dining room is fitted with an excellent selection of cream units with oak worktops and quality Siemens integrated appliances. The kitchen/diner leads into the large double aspect sitting room with two sets of patio doors giving access to the patio area and stairs to first floor with understairs cupboard.

On the first floor there is a landing, spacious master bedroom (formerly two double bedrooms) with fitted wardrobes, double bedroom two and shower room.

There is dedicated parking combined with ample visitor spaces and the property benefits from double glazing and LPG central heating.



AN **EXCELLENT** SELECTION OF **CREAM UNITS** WITH **OAK WORKTOPS**, **LARGE ISLAND UNIT** AND QUALITY **SIEMANS** INTEGRATED **APPLIANCES**



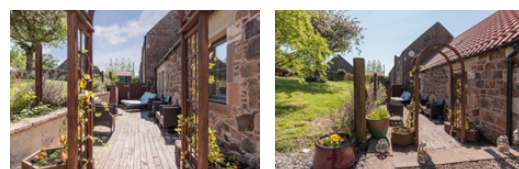
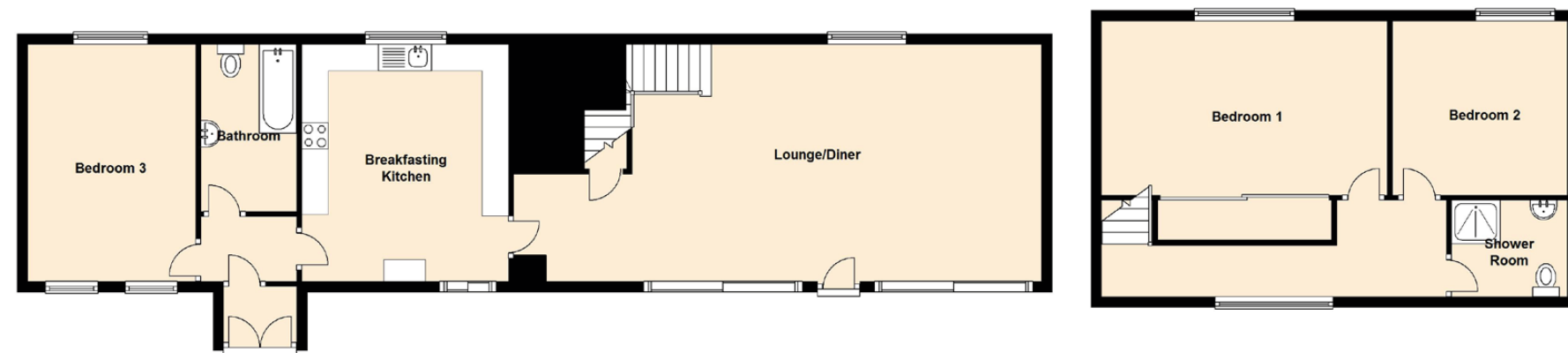


SPACIOUS
**MASTER
BEDROOM**
(FORMERLY TWO
DOUBLE BEDROOMS)
WITH **FITTED
WARDROBES**





FLOOR PLAN, DIMENSIONS & LOCATION



Approximate Dimensions (Taken from the widest point)

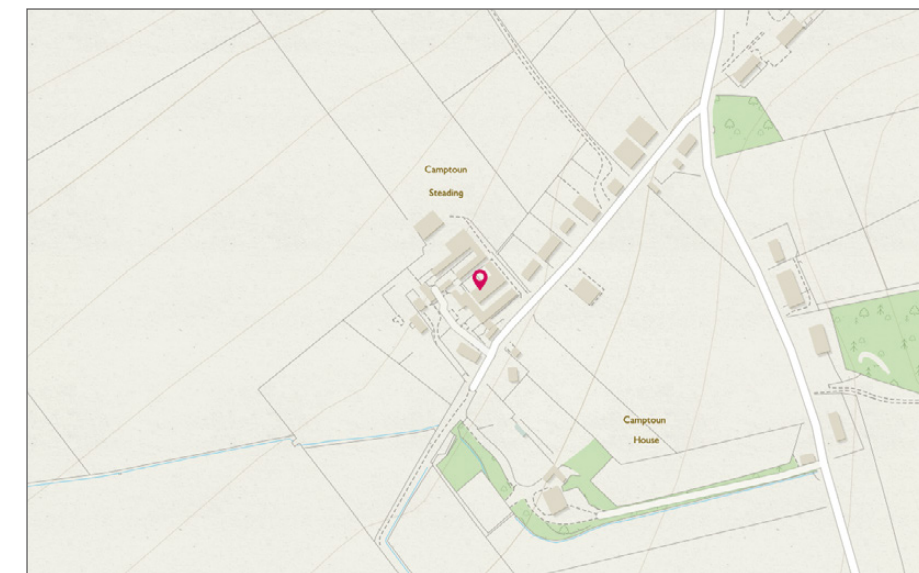
Lounge/Diner	9.98m (32'9") x 5.08m (16'8")
Breakfasting Kitchen	4.40m (14'5") x 3.90m (12'10")
Bedroom 1	5.40m (17'9") x 3.28m (10'9")
Bedroom 2	3.30m (10'10") x 3.19m (10'6")
Bedroom 3	4.47m (14'8") x 3.17m (10'5")
Bathroom	3.15m (10'4") x 1.81m (5'11")
Shower Room	2.18m (7'2") x 1.82m (6')

Gross internal floor area (m²) - 142 m²

EPC Rating - D

Extras (Included in the sale)

All floor coverings, curtains and blinds and integrated kitchen appliances.





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Part
Exchange
Available

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