



### 3 CAMPTOUN STEADING

*North Berwick, East Lothian, EH39 5BS.*



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**A fabulous mid terraced steading conversion, with 4 bedrooms and a superb layout for modern family living, within close proximity of Drem train station, it offers the perfect commuter location.**

Drem Train Station 1.5 miles, Haddington 3 miles, Aberlady 4.3 miles, North Berwick 7 miles, Edinburgh 20 miles, Edinburgh Airport 30 miles (All distances are approximate).

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### Summary of Accommodation:

**Ground Floor:** Entrance Hall, Sitting Room, Study, Kitchen-Dining Room, Utility Room, Cloakroom.

**First Floor:** Landing, Principal Bedroom with En Suite Shower Room, Three further Double Bedrooms and a Family Bathroom.

**Garden:** A front and side garden. The front garden is laid to lawn with a pretty herbaceous border, the side garden is a paved patio area with external shed currently utilised as an office/gym.

**About: 0.087 Acres**



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4



2

### Situation:

3 Camptoun Steading is situated in the heart of East Lothian. This is a county celebrated for its fertile soil, spectacular sea views, rolling fields and parkland. Although in the heart of farming country, the property is within easy reach of Edinburgh, some 20 miles away, either by car or by train from nearby Drem or Longniddry train stations. Edinburgh airport is approximately 30 miles away and provides an increasing number of both domestic and international flights.

There is very good local schooling, with the property falling within the catchment for Athelstaneford Primary School and North Berwick High School. Nearby, The Compass in Haddington and Belhaven Prep School in Dunbar have excellent reputations and Loretto Junior and Senior Schools are also conveniently placed, at Musselburgh. A wide choice of private schools is also available in Edinburgh.

The surrounding countryside provides a wonderful quality of life and sporting facilities. There are a wealth of golf courses including Muirfield, Gullane 1, 2 and 3, Luffness, Craigielaw, Longniddry, Archerfield and the West Links at North Berwick. There is also ample scope for other outdoor activities including riding, walking and sailing. Musselburgh Racecourse has a growing reputation and there are pony clubs for the younger equestrian enthusiasts.

### General Description:

3 Camptoun Steading is approached via a shared road that arrives to two parking spaces in front of the house. A pedestrian gate opens to a beautiful front garden with a paved path leading to the front door. The house is a mid-terrace steading conversion with a beautiful stone façade sitting under a pantile roof.

The front door opens to a bright and spacious entrance hall, giving access to the principal rooms on the ground floor. Double doors open to a generously sized sitting room, which has sliding doors that open onto the patio and front garden. From the sitting room a door opens to a study.



Returning to the entrance hall gives access to the open plan kitchen/dining/family room. The kitchen area has a range of wall and base mounted units, with integrated Siemens oven and grill above, Siemens microwave, dishwasher and fridge/freezer. There is a five ring gas hob with extractor fan above, and a one and a half bowl stainless steel sink. The dining area has space for a dining table and chairs, that opens to the family room which has space for additional seating, with a sliding door that opens to the rear patio garden. Completing the accommodation on the ground floor is a cloakroom with WC and basin, large storage cupboard, and a utility room which has a range of base units with basin, space for a wine fridge and is plumbed for a washing machine and tumble dryer, and is home to the gas boiler and a further storage cupboard providing shelving.

From the entrance hall stairs ascend to the first-floor landing, giving access to the principal bedroom which has a dual aspect, three built-in wardrobes and an en suite shower room with walk-in shower cubicle, WC and basin. The adjacent room is a double bedroom, currently utilised as a nursery, with a large storage cupboard. At the end of the landing there are two further double bedrooms, both of which have Velux windows and one of which has a storage cupboard, currently utilised as a linen cupboard. Completing the accommodation on the first floor is a family bathroom with a bath with overhead shower, WC, basin and heated towel rail. From the landing there is access to a loft, which is partially floored and can be used for storage.

#### Garden

The front garden is predominantly laid to lawn with a patio area, perfect for al fresco dining, with colourful herbaceous borders planted with mature shrubs and plants, providing colour throughout the year. At the end of the garden there is a timber garden shed, with a pedestrian gate opening to the parking area. The rear garden has paved steps leading down to a patio area, which is the perfect spot for enjoying a glass of wine on a summer's evening, with a recently constructed timber framed garden shed, which is currently utilised as a home gym. There is a pedestrian gate opening to a communal walkway to the rear.

#### GENERAL REMARKS AND INFORMATION

##### Viewing

Viewing is strictly by appointment with the selling agents Rettie Town & Country, 11 Wemyss Place, Edinburgh EH3 6DH. Tel: 0131 220 4160.

##### Satellite Navigation

For the benefit of those with satellite navigation the property's postcode is EH31 5Bs.

##### Fixtures and Fittings

Only items specifically mentioned in the particulars of sale are included within the sale.

##### Entry & Possession

Entry and vacant possession will be by mutual agreement and arrangement.

##### Services

Mains water and electricity, Shared LPG Gas with metered supply, gas central heating and a shared septic tank.



### Local Authority

East Lothian Council, John Muir House, Brewery Park, Haddington, East Lothian EH41 3HA. Tel: 01620 827 827.

### Council Tax

Band G

### EPC Rating

Band C

### Home Report

A Home Report incorporating a Single Survey, Energy Performance Certificate and Property Questionnaire is available for parties genuinely interested in this property. Please contact us, either by telephone or via the website entry for this property, to request a copy.

### Offers

Offers should be submitted in Scottish Legal Form to the selling agents Rettie Town & Country at 11 Wemyss Place, Edinburgh, EH3 6DH.

### Servitude Rights, Burdens & Wayleaves

The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes whether contained in the title deeds or informally constituted and whether or not referred to above.

### Particulars and Plans

These particulars and plan are believed to be correct, but they are in no way guaranteed. Any error, omission or misstatement shall not annul the sale or entitle any party to compensation nor in any circumstances give grounds for action at law.

### Websites and Social Media

This property and other properties offered by Rettie can be viewed on our website at [www.rettie.co.uk](http://www.rettie.co.uk) as well as our affiliated websites at [www.rightmove.co.uk](http://www.rightmove.co.uk), [www.onthemarket.com](http://www.onthemarket.com), and [www.thelondonoffice.co.uk](http://www.thelondonoffice.co.uk).

In addition, our social media platforms are [facebook.com – RettieTownandCountry](https://www.facebook.com/RettieTownandCountry); [twitter.com – RettieandCo](https://twitter.com/RettieandCo); Instagram and LinkedIn.

### Misrepresentations

1. The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor Rettie Town & Country, the selling agent, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agent.

2. The Purchaser(s) shall be deemed to acknowledge that they have not entered into contact in reliance on the said statements, that they have satisfied themselves as to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the seller or the said agents in relation to or in connection with the property.

3. Any error, omission, or misstatement in any of the said statements shall not entitle the purchaser(s) to rescind or to be discharged from this contract, nor entitle either party to compensation or damages nor in any circumstances to give either party any cause for action.





### Important Notice

Rettie & Co, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either in writing or by word of mouth. Any information given is entirely without responsibility on the part of the agents or the sellers. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and it should not be assumed that the property remains as photographed. Any error, omission or misstatement shall not annul the sale, or entitle any party to compensation or recourse to action at law. It should not be assumed that the property has all necessary planning, building regulation or other consents, including for its current use. Rettie & Co. have not tested any services, equipment, or facilities. Purchasers must satisfy themselves by inspection or otherwise and ought to seek their own professional advice.

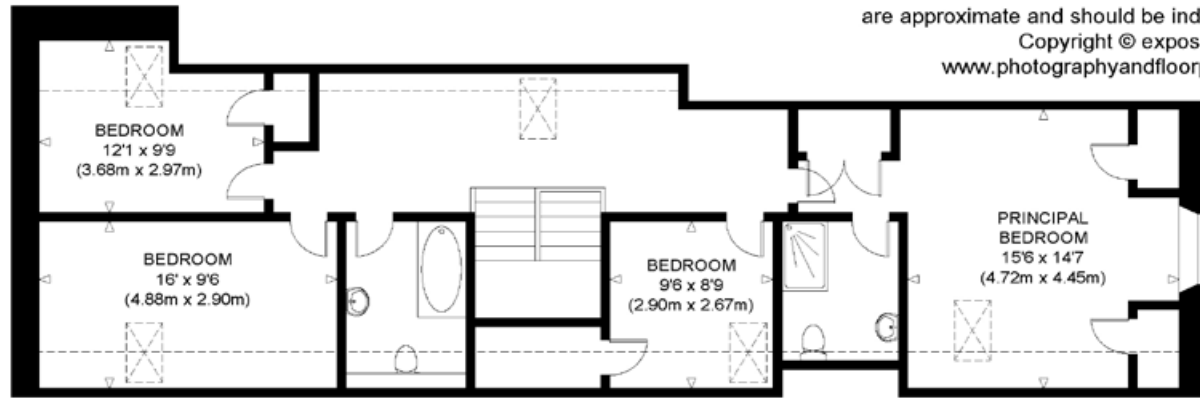
3. All descriptions or references to condition are given in good faith only. Whilst every endeavour is made to ensure accuracy, please check with us on any points of especial importance to you, especially if intending to travel some distance. No responsibility can be accepted for expenses incurred in inspecting properties which have been sold or withdrawn.



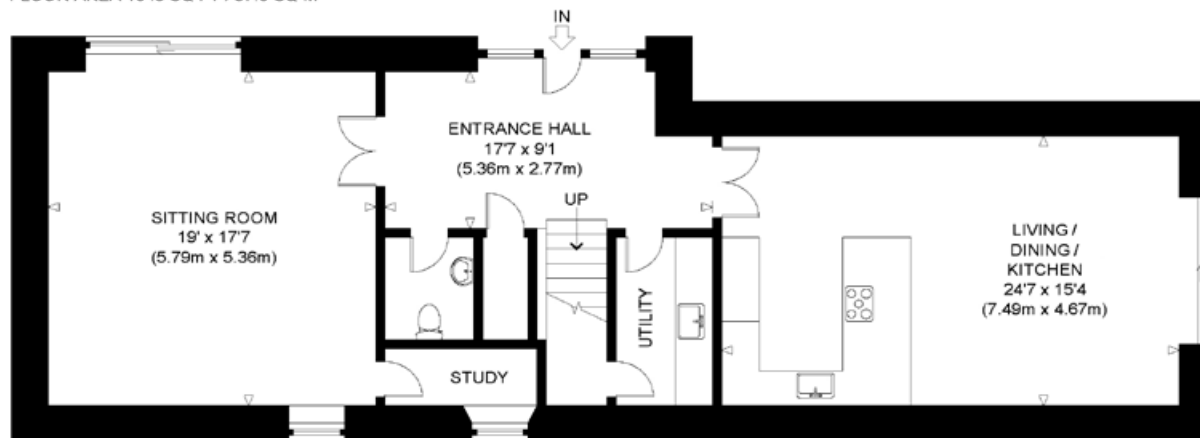


CAMPTOUN STEADING  
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 2090 SQ FT / 194.4 SQ M  
 (INCLUDING AREAS OF RESTRICTED HEIGHT)  
 EXTERNAL OUTBUILDING FLOOR AREA 109 SQ FT / 10.1 SQ M  
 TOTAL COMBINED FLOOR AREA 2199 SQ FT / 204.5 SQ M  
 All measurements and fixtures including doors and windows  
 are approximate and should be independently verified.

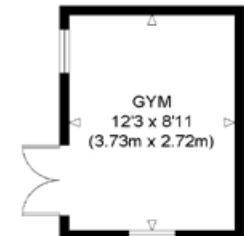
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FIRST FLOOR  
 GROSS INTERNAL  
 FLOOR AREA 1043 SQ FT / 97.0 SQ M



GROUND FLOOR  
 GROSS INTERNAL  
 FLOOR AREA 1047 SQ FT / 99.9 SQ M



GROUND FLOOR  
 GROSS INTERNAL  
 FLOOR AREA 109 SQ FT / 10.1 SQ M

RETTIE

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 Edinburgh  
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Proof and Source of Funds/Anti Money Laundering Under the HMRC Anti Money Laundering legislation all offers to purchase a property on a cash basis or subject to mortgage require evidence of source of funds. This may include evidence of bank statements/funding source, mortgage or confirmation from a solicitor the purchaser has the funds to conclude the transaction. All individuals involved in the transaction are required to produce proof of identity and proof of address. This is acceptable either as original or certified documents.

## RETTIE

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