



GREENHYTHE

16 Cromwell Road, North Berwick EH39 4LZ





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A stunning three-bedroom, main door apartment with a separate one-bedroom garden annexe and outstanding views across the West Links to the Forth and Fife in the distance.

North Berwick Station 0.5 miles, Edinburgh City Centre 25.8 miles,
Edinburgh Airport 32.9 miles (All distances are approximate).

Summary of Accommodation:

Ground Floor: Porch, Reception Hall, Drawing Room, Kitchen/ Sitting/Dining Room, Inner Hall, Separate WC, Laundry Room, Master Bedroom, Bathroom, two Double Bedrooms and a Shower Room.

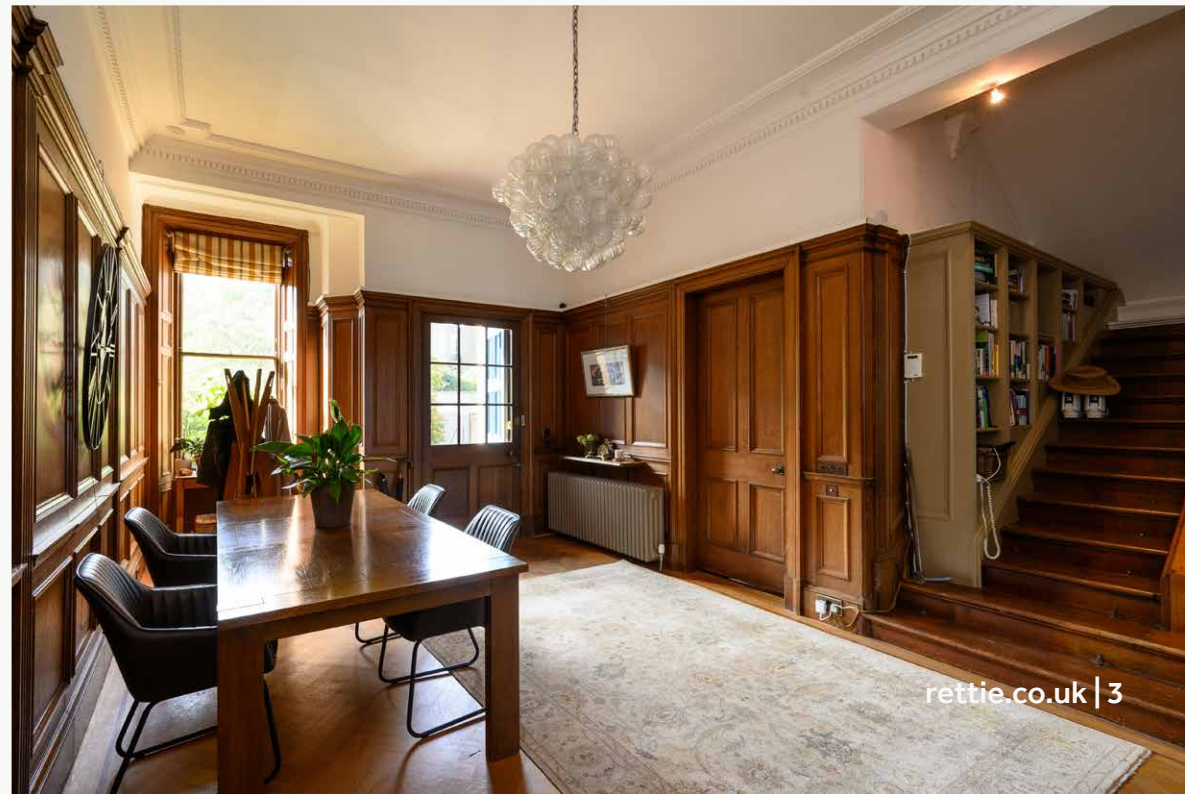
Basement: Large Cellar with six Rooms.

Ancillary Accommodation: Garden Studio/Bedroom with en-suite Shower Room.

Private off-street parking with electric car charger. Large terrace with stunning views overlooking private garden.

Garden door to West Links golf course and path to beach.

About 0.25 Acres (0.10 hectares)





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Situation

North Berwick lies on the East Lothian coast with spectacular cliffs to its east and sweeping beaches to the west. The town has a bustling High Street with a wide range of independent retailers as well as national multiples. There is good local primary schooling and a highly regarded High School which consistently scores well in national league tables. East Lothian also has a wide range of private schools including Loretto in Musselburgh, The Compass in Haddington and Belhaven Hill in Dunbar.

For the keen golfer, North Berwick has two excellent courses with a variety of prestigious links courses in the local vicinity. East Lothian boasts 22 golf courses in total, but for those interested in other sporting pursuits North Berwick also has a yacht club, rugby club, tennis courts, sports centre with swimming pool, as well as a variety of restaurants and cafes for good measure. There is a luxury spa, gym and leisure club at the nearby Marine Hotel. Edinburgh can be reached in around 45 minutes by car, or by a regular train service from North Berwick to Waverley Station in the city centre in 30 minutes. It is little surprise that this affluent coastal town amidst such glorious scenery is regarded as the ideal base for those that wish to enjoy all that East Lothian has to offer.

Description

Greenhythe is approached from Cromwell Road by either a pedestrian gate or an electric gate that opens to a block paved courtyard with shrub borders which provides off street parking for 2 cars and an electric car charging point.

The apartment is approached through impressive double doors flanked by coach lights that lead to a porch which opens to a large reception hall with a parquet floor, panelling to picture rail height and decorative corning. From the hall doors lead to the principal reception rooms, basement and inner hall. The drawing room is a spectacular room with a feature bay window making the most of the views and double glazed doors out to the large decked terrace. Features of the drawing room are the decorative carved timber fireplace with a wood burning stove, solid wood floor and plasterwork panelling. Large double doors lead from the drawing room to the kitchen/Dining Room which has ample room for a dining table in the spacious bay window. The kitchen is extremely well equipped with a superb range of floor and wall mounted units including a gas hob with extractor hood above, electric ovens and an integrated fridge and freezer. A feature of the kitchen is the large island unit with breakfast bar, sink unit and dishwasher which is lit by a lighting gantry on chains from the ceiling.

The inner hall has a separate WC, laundry Room, storage cupboard and a side door to outside along with doors to the bedrooms. The principal bedroom is a stunning room with direct access to the large terrace and beautiful coastal views through the Bay window. Adjacent to the master bedroom is a bathroom with underfloor heating, a



Spa bath, shower cabinet, WC and wash hand basin. Bedroom 2 which is currently used as an office is a spacious south facing room which also has a door to the main reception hall. Bedroom 3 faces south and east where there are double doors to the private south facing courtyard. Bedrooms 2 and 3 are served by a shower room with a shower cabinet, WC and pedestal wash hand basin.

From the hall steps lead down to a cellar which is divided in to six distinct storage areas and also features a large safe.

Garden Studio

At the northern end of the garden, reached by a gravel path, is a Garden Studio measuring 228 square feet that is currently utilised as a bedroom with a distinct sitting area and en-suite shower room. The studio is approached by a stone paved patio and double-glazed doors.

Garden

The private garden is a real feature of Greenhythe and is reached by steps down from the large decked terrace. The terrace has glazed panels with a brushed steel handrail and is a fantastic place for al fresco dining and to enjoy the sun setting. The garden is principally down to grass bordered by colourful flower beds and herbaceous borders with a gate in the north wall opening to The West Links Golf Course where there is a path to the beach.

GENERAL REMARKS AND INFORMATION

Satellite Navigation:

For the benefit of those with satellite navigation the property's postcode is EH39 4LZ.

Fixtures and Fittings

Only items specifically mentioned in the Particulars of Sale are included in the sale price.

Services

Mains electricity, water, drainage and gas.

Viewing

Strictly by appointment only with Rettie & Co. 0131 220 4160. Email: mail@rettie.co.uk.

EPC

Band C

Local Authority

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

Council Tax

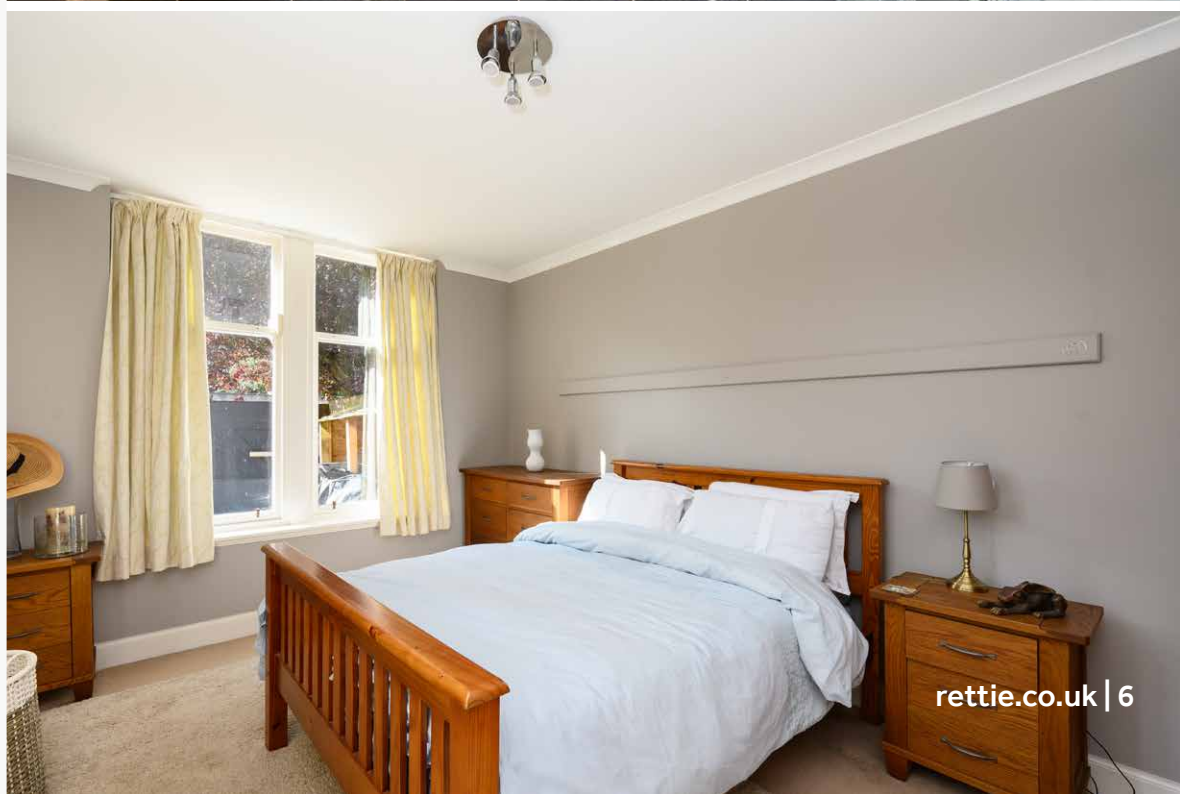
Band G

Entry and Vacant Possession

Entry and vacant possession will be by mutual agreement.

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. No charge is made for electronic copies; a paper copy can also be made available from our offices or by post, at a charge of £20 to cover reproduction and administrative costs.

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.

Offers

Offers should be submitted in Scottish Legal Form to the selling agents Rettie & Co at 11 Wemyss Place, Edinburgh, EH3 6DH. A closing date by which offers must be submitted may be fixed later. Please note that interested parties are advised to register their interest with the selling agents in order that they may be advised should a closing date be set. The seller reserves the right to accept any offer at any time.

Servitude Rights, Burdens & Wayleaves

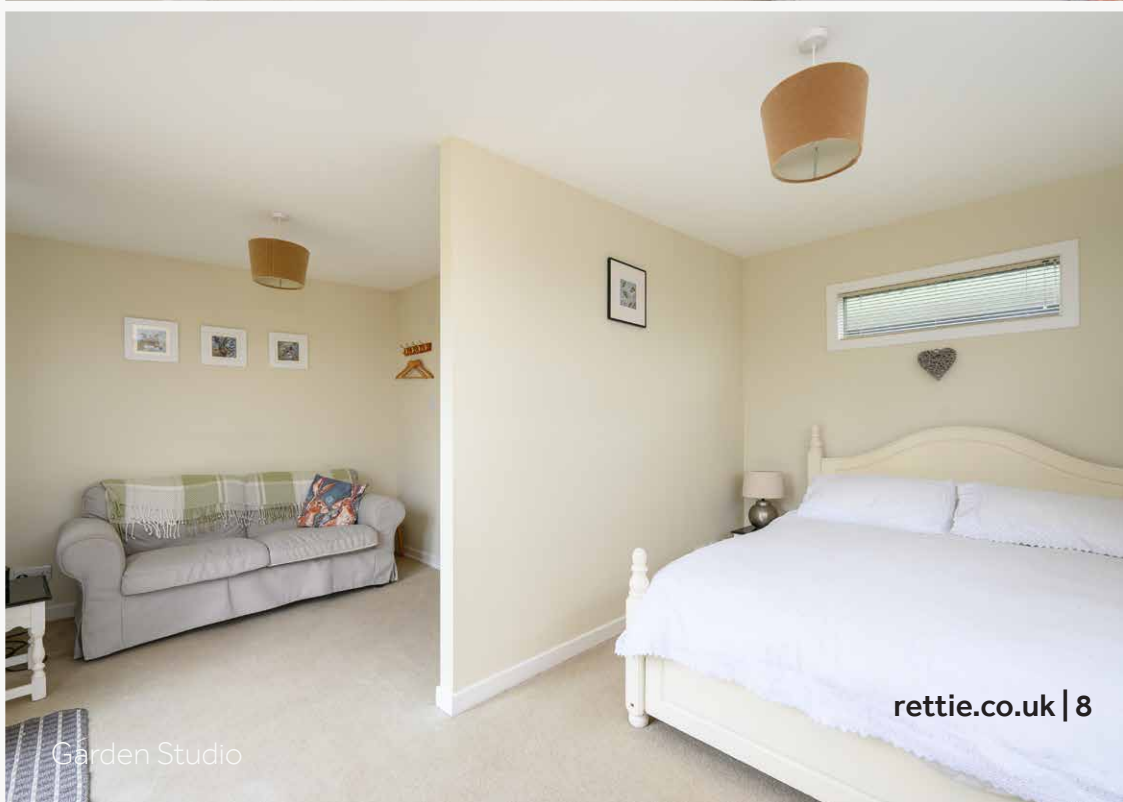
The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas, and other pipes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

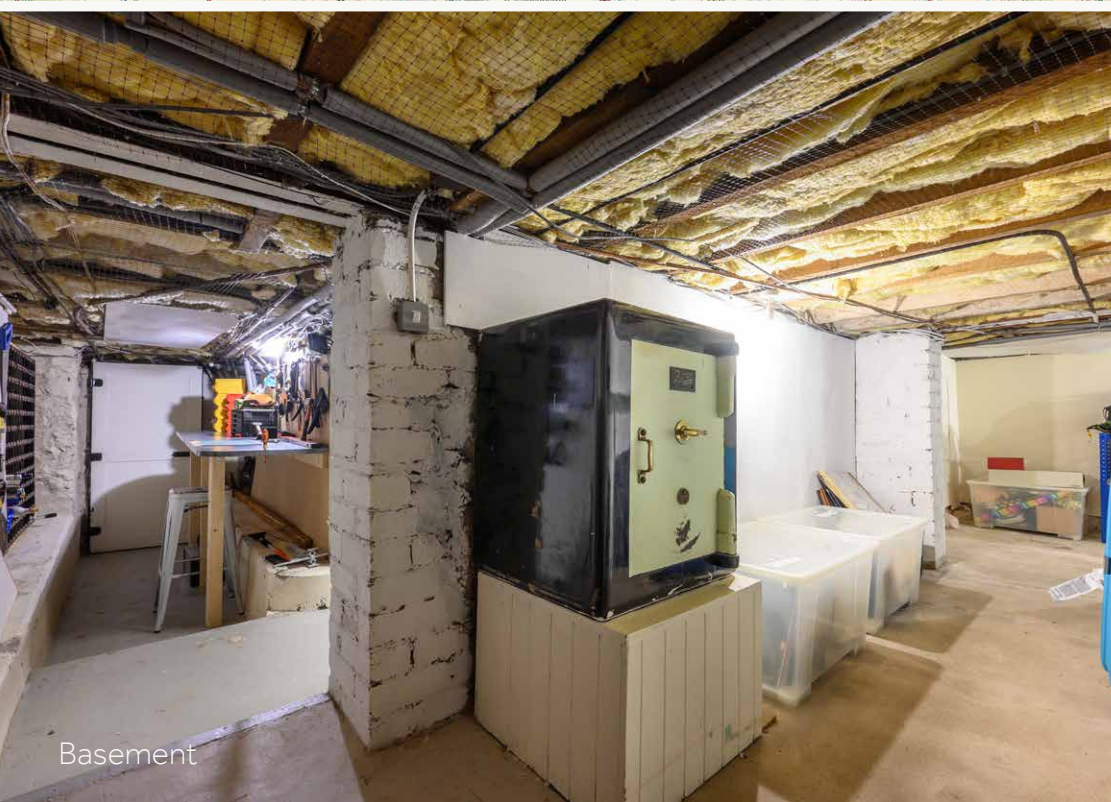
Important Notice

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

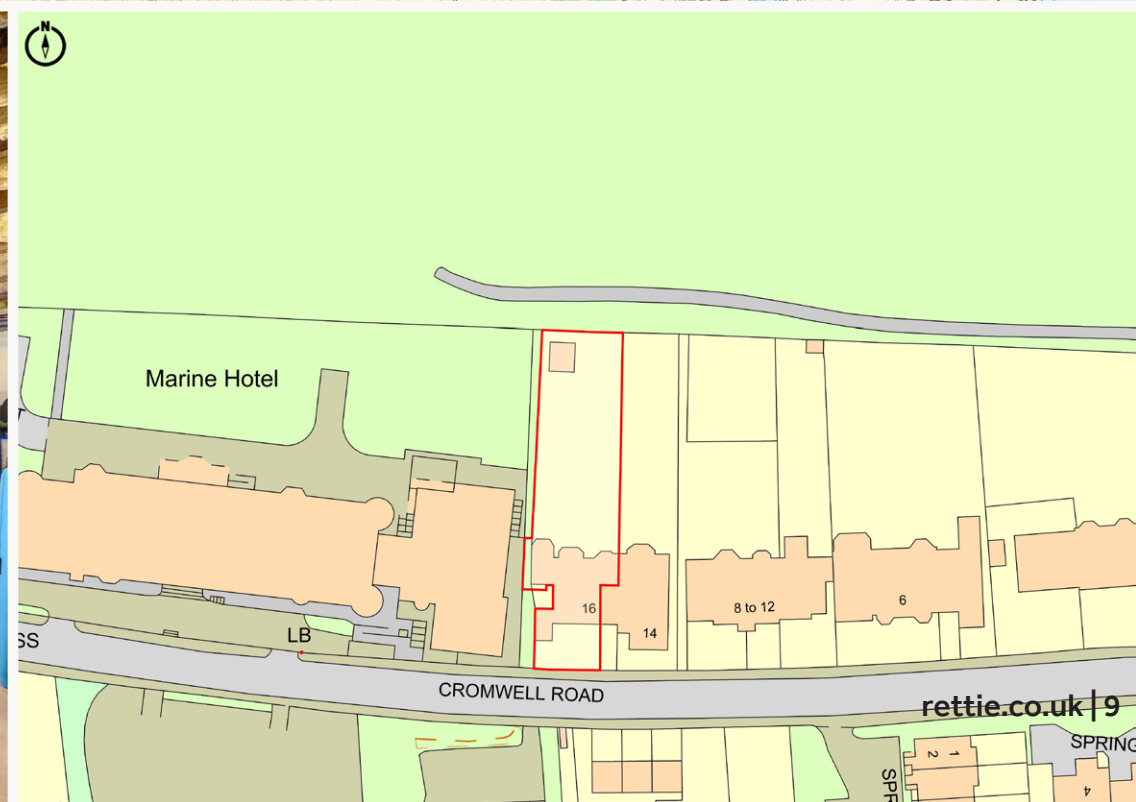
1. They are not authorised to make or give any representations or warranties in relation to the property either in writing or by word of mouth. Any information given is entirely without responsibility on the part of the agents or the sellers. These particulars do not form part of any offer or contract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

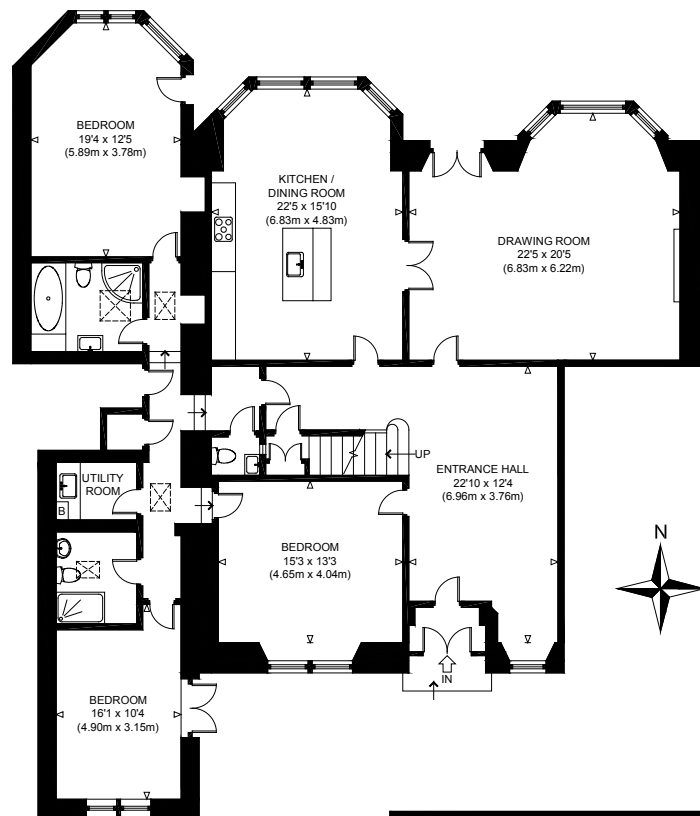




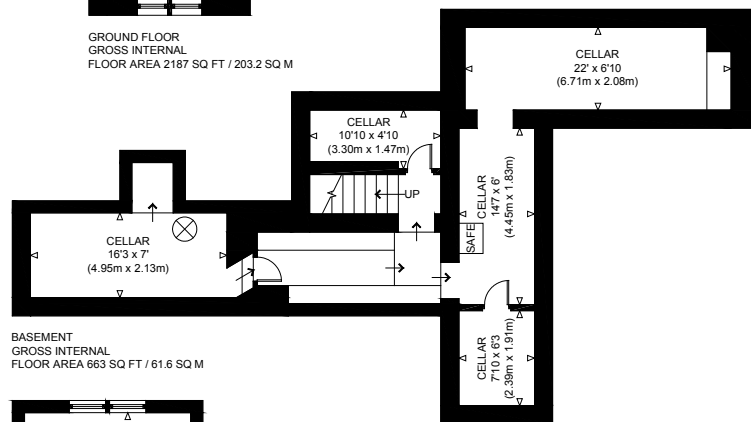


Basement

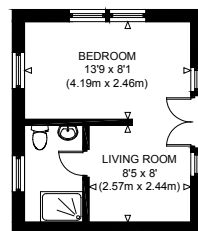




GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 2187 SQ FT / 203.2 SQ M



BASEMENT
GROSS INTERNAL
FLOOR AREA 663 SQ FT / 61.6 SQ M



GARDEN ROOM
GROSS INTERNAL
FLOOR AREA 228 SQ FT / 21.2 SQ M

GREENHYTHE
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 2850 SQ FT / 264.8 SQ M
EXTERNAL GARDEN ROOM FLOOR AREA 228 SQ FT / 21.2 SQ M
TOTAL COMBINED FLOOR AREA 3078 SQ FT / 286.0 SQ M

All measurements and fixtures including doors and windows
are approximate and should be independently verified.

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RETTIE

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