

COULTERS[©]

ASHFIELD HOUSE KAMEHILL

EAST LINTON, EAST LoTHIAN, EH40 3DZ

 5 BED  4 BATH  4 PUBLIC



TAKE A LOOK INSIDE

Ashfield House presents a rarely available opportunity with generous accommodation with an appealing and flexible layout, set in wonderful grounds extending to approximately 2 acres with excellent privacy. There is ample parking and a detached double garage.

Situated between North Berwick and East Linton in a peaceful and yet convenient location. The John Muir Way is accessed easily from the house for countryside walks, along with good transport links by road and also by rail from East Linton and Drem. Within the catchment for the renowned North Berwick Primary and High School with bus pick up.



KEY FEATURES

-  Well proportioned detached house with open outlook
-  Extensive grounds of approximately 2 acres
-  Sought after rural location close to amenities
-  Five double bedrooms
-  Driveway and double garage
-  Catchment of North Berwick schools with bus pick up





EXTRAS

All integrated appliances, dishwasher, washing machine, tumble dryer, wardrobes in principal and double bedroom 2, curtains (with the exception of the sitting room curtains) blinds and light fittings are included in the sale.

The property benefits from LPG central heating, with drainage to a private septic tank which is registered with SEPA.



MORE INFORMATION

This well maintained home has been cleverly designed to take advantage of the stunning views over the extensive grounds. Internally the accommodation provides a welcoming hallway; bright sitting room with picture window and an open fire providing an attractive focal point; study; dining room again with open fire; well planned kitchen with ample storage; quality conservatory linking the kitchen and dining room with ample room for a sofa and relaxed dining area; a useful utility, shower room and storage cupboard complete the ground floor accommodation; The principal bedroom has a modern en suite shower room and there are four further double bedrooms, a bathroom and shower room on the upper floor.

Externally there is ample parking, a double garage with log store which benefits from electric doors, power and light. The extensive gardens will be appealing to families and the keen gardener and encompass a large pond which attracts a variety of wildlife, mature natural planting, areas of lawn, along with a sheltered stone patio, fruit cages and woodland garden.





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THE LOCAL AREA

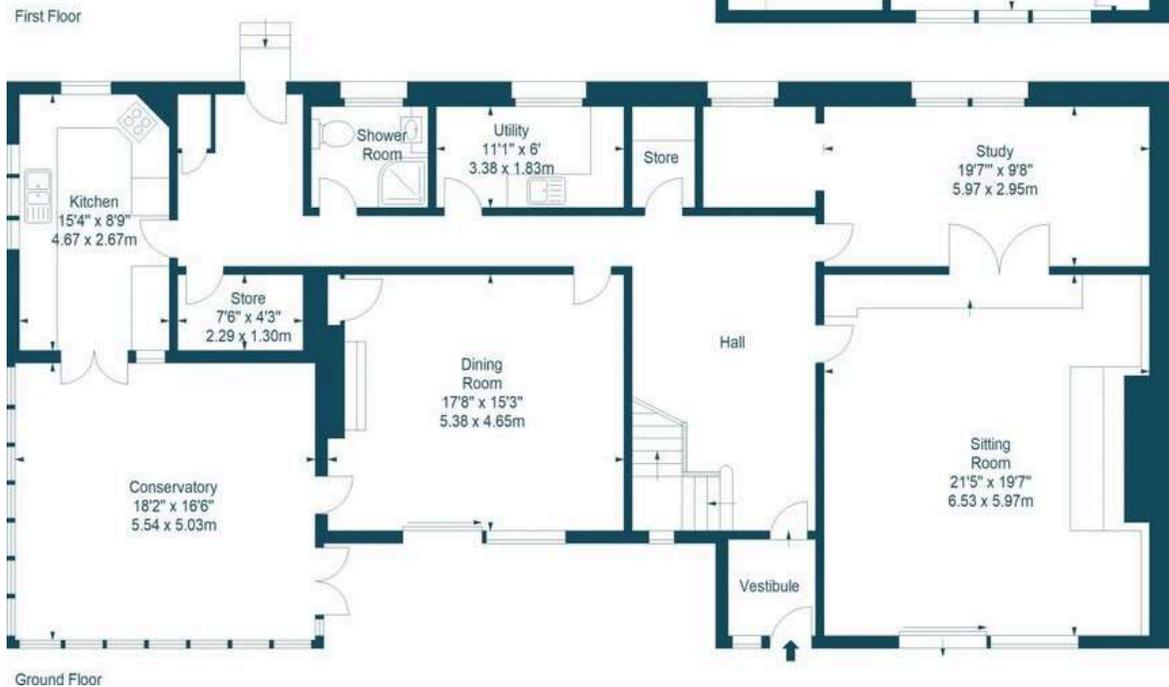
Situated close to the sought after desirable town of North Berwick. Just twenty five miles from Edinburgh the town is popular with commuters with excellent transport links to Edinburgh allowing for convenient travel back and forth.

The town boasts spectacular beaches and renowned golf courses alongside independent boutiques, restaurants and coffee shops. There are exceptional leisure amenities on offer including a tennis club; yacht club; rugby and football clubs; putting greens; and a sports centre with gym, fitness classes, and a swimming pool. The newly renovated Marine Hotel is home to a luxurious health club and spa as well as fine dining choices.



The bustling High Street offers a variety of amenities with a butcher, post office, chemist, and Co-op; and an Aldi and Tesco are located on the East side of the town. North Berwick's vibrant community spirit is showcased through various events and festivals held throughout the year. The Fringe by the Sea festival, held annually in August, features a diverse range of music, comedy, and arts performances, attracting both locals and visitors.

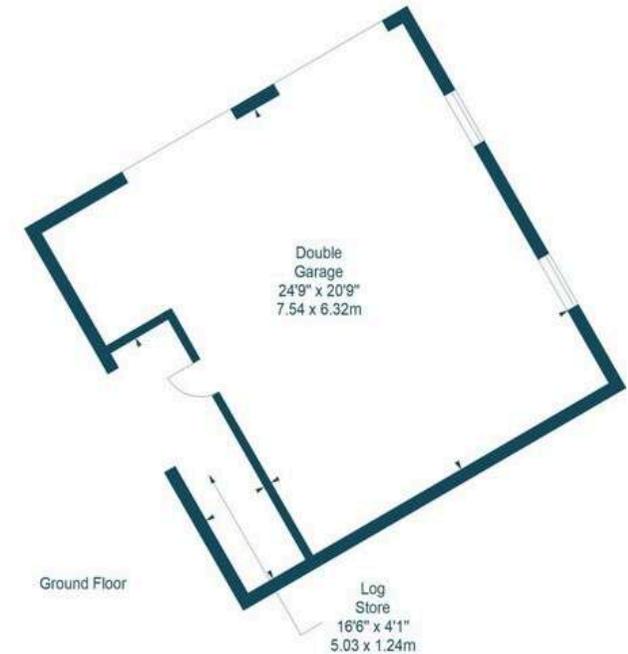
Reputable local primary and secondary schooling at North Berwick High School are within catchment. There is private schooling at Compass in Haddington, Belhaven Hill in Dunbar, and Loretto in Musselburgh. Edinburgh schooling options are easily accessed.



**Ashfield House,
East Linton,
East Lothian, EH40 3DZ**



Approx. Gross Internal Area
3693 Sq Ft - 343.08 Sq M
Garage
Approx. Gross Internal Area
619 Sq Ft - 57.51 Sq M
For identification only. Not to scale.
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 www.coultersproperty.co.uk

 0131 603 7333

 enquiries@coultersproperty.co.uk

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.