

LAWERS
6 CAMPTOUN STEADING
NORTH BERWICK

REF: AZ/94/06 POSTCODE EH39 5BA

ACCOMMODATION

Dining hall; family room; reception room; kitchen/ dining room; study; utility room; 4 bedrooms; 2 bathrooms (1 en suite); en suite shower room; W.C; garden.

DESCRIPTION

A sympathetic conversion of a beautiful traditional East Lothian steading range into stunning individually designed family homes. Camptoun Steading enjoys a beautiful rural setting only a mile away from Drem station and within 24 miles of Edinburgh. Haddington and North Berwick are also close by. The properties which are currently under construction offer a purchaser the opportunity to choose their own finishes.

PRICE

Fixed price £485,000

VIEWING

By appointment with the sole selling agents, CKD Galbraith.

CONTACT

Alasdair Mackenzie, CKD Galbraith, 59 George Street, Edinburgh, EH2 2JG

Tel: 0131 240 6960, Fax: 0131 240 6961

Email: edinburgh@ckdgalbraith.co.uk, Web: www.ckdgalbraith.co.uk

CLUTTONS PRIVATE FINANCE

CKD Galbraith have an arrangement with independent mortgage brokers Cluttons Private Finance who may be able to assist purchasers with funding. For details contact Matthew Griffiths in our CKD Galbraith Edinburgh office on 0131 240 6990.

IMPORTANT NOTES

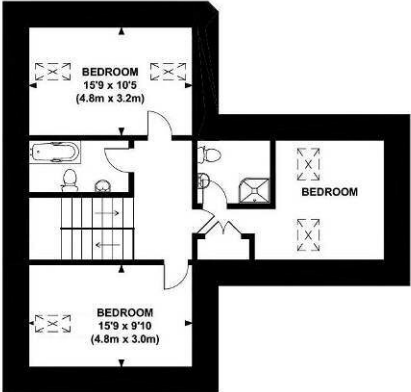
- 1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice.
- 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances.
- 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995.
- 4 **Closing Date**
A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to CKD Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously.
The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties.
- 5 **Offers**
Formal offers in the acceptable Scottish form should be submitted, through a Scottish lawyer, to CKD Galbraith, 59 George Street, Edinburgh EH2 2JG.
- 6 **Third Party Rights and Servitudes**
The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof.



PROPOSED LAYOUT



GROUND FLOOR



FIRST FLOOR



6 CAMPTOUN STEADING
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROX. GROSS INTERNAL FLOOR AREA 2633 SQ FT / 244 SQ M
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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