

COULTERS[®]

WELCOME TO:

MEIKLEHAM NOOK

1 Meikleham Nook, North Berwick, East Lothian, EH39 5FF



MEIKLEHAM NOOK AT A GLANCE:



Highly desirable North
Berwick location



New-build
detached property



Single-car garage
and driveway



Walking distance of North
Berwick Beach and train station



Private rear
garden



Well-regarded
local schooling

EXTRAS:

All fixtures and fittings excluding all wall mounted televisions, curtains in dining room, curtains in master bedroom, light fitting in bedroom 4 and light fitting in dining area.



A LITTLE BIT ABOUT THE PROPERTY:

This immaculately presented four bedroom detached family home provides bright and spacious accommodation with high quality finishes and upgraded specification throughout. The property is quietly located on a corner plot benefitting from an open outlook within this exclusive residential development. Minutes from well-regarded schooling, and only a short walk from the train station, bustling High Street, and renowned beach it is an opportunity not to be missed.

- A bright living room with triple windows overlooking the front garden and cycle path beyond.
- Dining kitchen finished to a high standard with French doors providing direct access to the rear garden. The design-led kitchen features high-spec integrated SIEMENS appliances including a ceiling extractor hood, five-ring gas hob, and an eye-level double oven. A breakfast bar offers casual dining.
- Utility room adjoining the dining kitchen.
- Ground floor hidden cistern WC with washbasin built into vanity.
- Large front aspect principal double bedroom with elegant interiors including bespoke built-in wall-to-wall wardrobes, and an en-suite shower room.
- Second spacious carpeted double bedroom with built-in wardrobes and an ensuite shower room.
- Two further tastefully decorated and light-filled carpeted double bedrooms.
- Generous family bathroom with a separate shower enclosure.
- Neat front garden and fully enclosed rear garden with surrounding stone built wall.
- Gas central heating and double glazing throughout.
- Single-car garage and monoblock driveway.





LOCATION, LOCATION, LOCATION:

The East Lothian town of North Berwick is a beautiful coastal location consistently voted one of the best places to live in the UK. Twenty-five miles from Edinburgh it boasts spectacular beaches, renowned golf courses, and idyllic scenery. Independent boutiques like Meg Maitland sit side-by-side on the bustling High Street with popular restaurants such as The Herringbone and bustling coffee shops like Steampunk.

There are exceptional leisure amenities to enjoy including the expansive beach; tennis courts; rugby and football pitches; 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

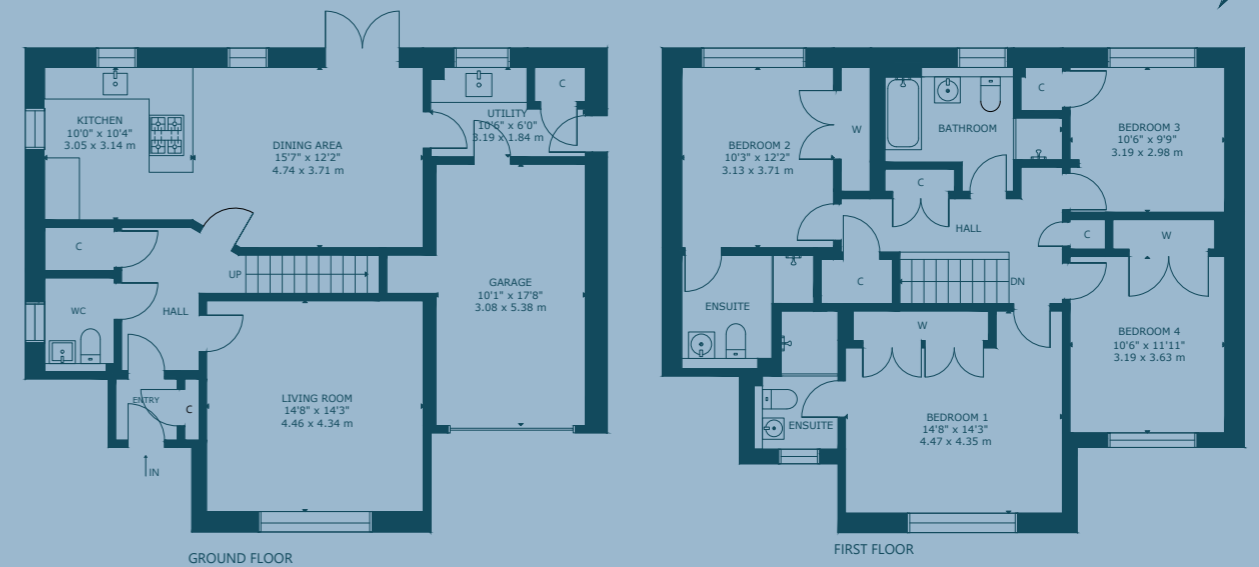
fine dining choices. Every August, the acclaimed Fringe by the Sea Festival attracts world-famous acts across music, literature, and the arts. Daily shopping needs are met on the High Street with a post office, chemist, and Co-op; and an Aldi and Tesco are just a short drive.

Well-regarded local primary and secondary schooling including North Berwick High School is within walking distance. Private schooling choices are available in nearby Haddington, Dunbar, and Musselburgh as well of course as those in Edinburgh.

Edinburgh's City Centre is a thirty-minute train journey from North Berwick Train Station or easily reached by car.



FLOOR PLAN:



1 Meikleham Nook, North Berwick, East Lothian, EH39 5FF

Approx. Gross Internal Area

1,668 Sq Ft - 155 Sq M

For identification only. Not to scale.

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WE'D LOVE TO
HEAR FROM YOU:

✉ enquiries@coultersproperty.co.uk

☎ 01620 671 837

🌐 coultersproperty.co.uk

