

COULTERS[©]

41 MOFFAT PLACE

NORTH BERWICK, EAST LOTHIAN, EH39 4SD

 3 BED  2 BATH  2 PUBLIC



TAKE A LOOK INSIDE

Located in the highly desirable seaside town of North Berwick this beautiful, three bedroom semi-detached property is well presented throughout and benefits from contemporary features and fittings.

The property has an idyllic rear garden with private leafy outlook and large driveway for multiple cars with electric car charging point, it would make a wonderful family home or equally, the perfect place for downsizers.

KEY FEATURES



Beautiful semi-detached house.



Three bedrooms, one with ensuite.



Private fully enclosed rear garden with leafy outlook.



Large driveway for multiple cars with electric car charging point.



Quietly located within a popular modern development.



Within a short walk of local schools and train station.





The accommodation comprises spacious entrance hallway with vestibule, WC and two large storage cupboards; a bright living room with open outlook; a modern dining kitchen with eye level oven and induction hob and utility room which leads to the enclosed rear garden.

On the first floor there is a master bedroom with built in wardrobes and ensuite, two further bedrooms one with built in wardrobes. A family bathroom with three piece suite and separate shower completes the accommodation.





THE LOCAL AREA

The beautiful East Lothian seaside town of North Berwick is a highly sought after location. Just twenty five miles from Edinburgh the town is popular with commuters working in the city, and the regular train service from North Berwick to Edinburgh allows 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. 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.

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

EXTRAS

All blinds, curtains, light fittings, fitted flooring, integrated kitchen appliances, washing machine and garden shed are included in the sale.

Factor charge: Ross & Liddell - Approx. £180 per annum.

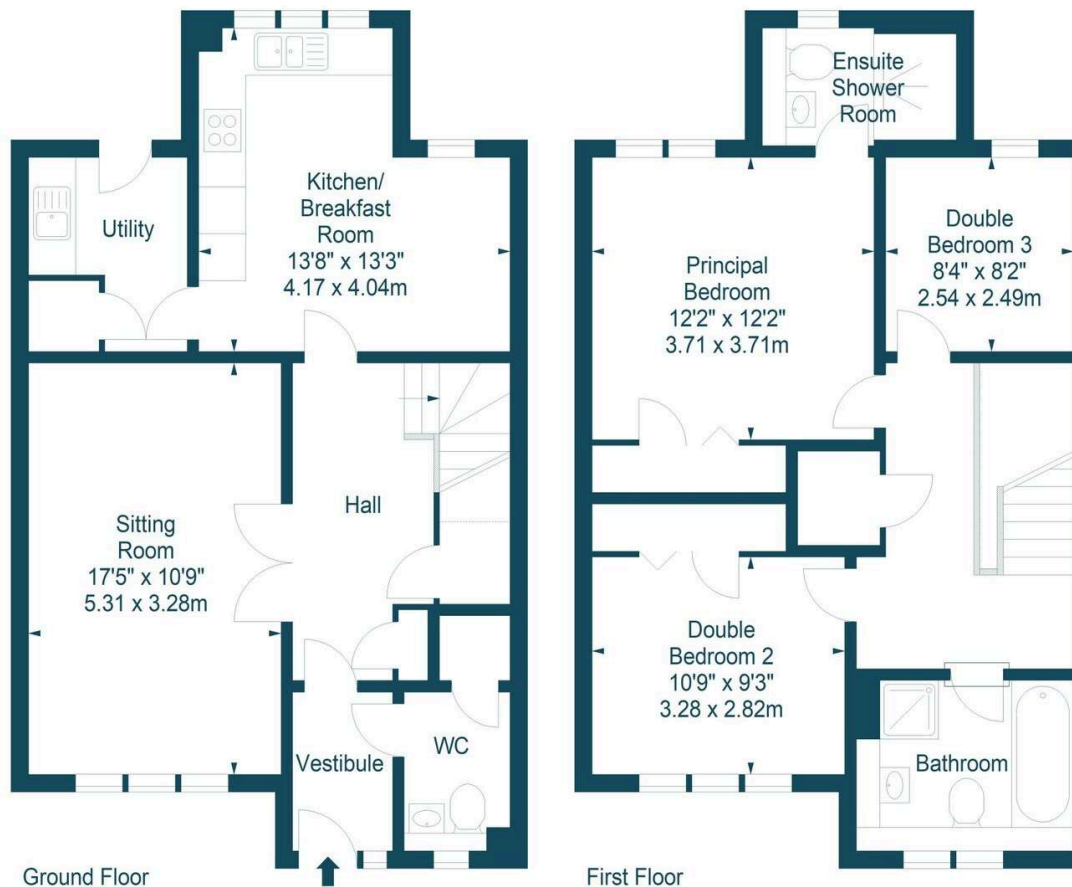




Moffat Place,
North Berwick,
East Lothian, EH39 4SD



Approx. Gross Internal Area
1228 Sq Ft - 114.08 Sq M
For identification only. Not to scale.
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GET IN TOUCH

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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.