

COULTERS<sup>©</sup>

# 11 MEIKLEHAM NOOK

NORTH BERWICK, EAST LOTHIAN, EH39 5FF

 3 BED  2 BATH  2 PUBLIC



## TAKE A LOOK INSIDE

A beautifully presented three bedroom home situated within a highly desirable development in the seaside town of North Berwick.

The property is situated on a quiet street benefitting from private allocated parking and a fully enclosed landscaped rear garden.



## KEY FEATURES



Spacious family home



Three bedrooms



Landscaped rear garden



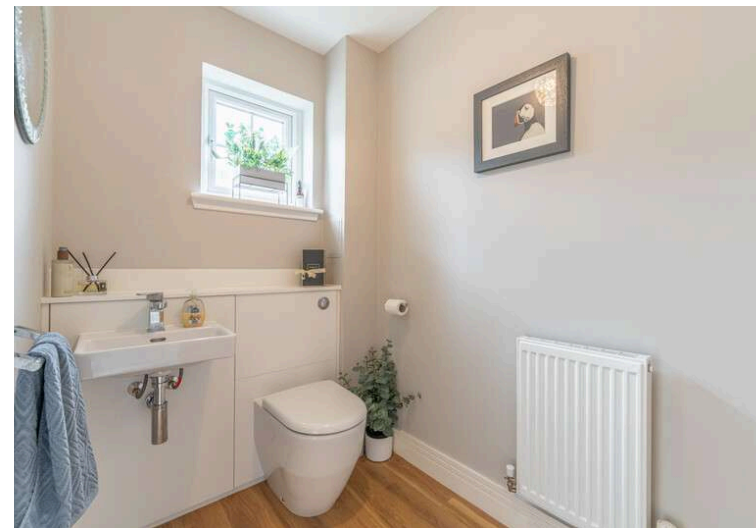
Allocated and on street parking



Within walking distance of schools and train station



Close to all local amenities



The property comprises a large hallway with entrance vestibule and WC; an airy dining kitchen with separate utility room leading to the rear garden, and a bright and spacious sitting room.

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 bath, separate shower, wc and sink. The property also benefits from a fully boarded loft with Ramsay ladder.





## 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 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.

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

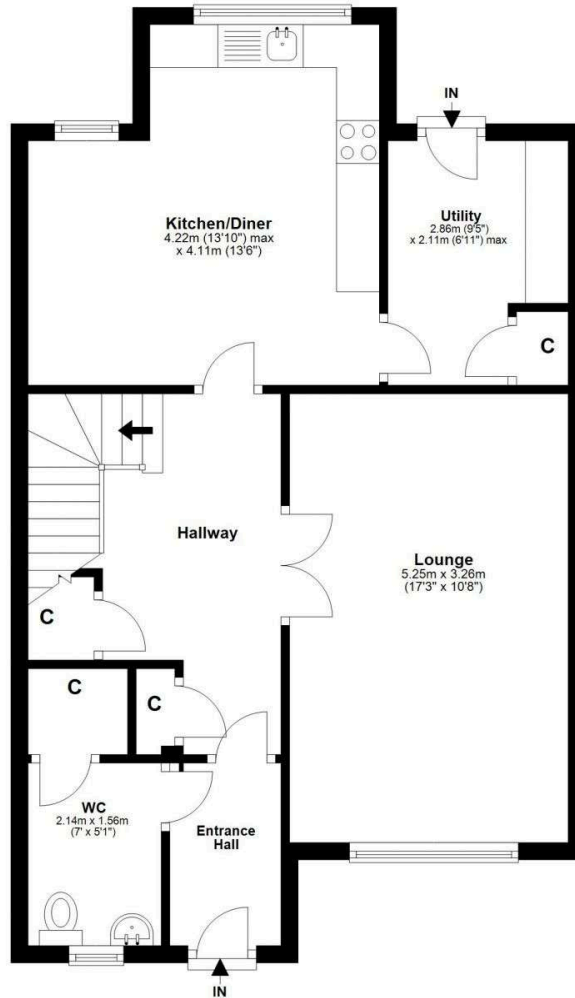
All integrated appliances, light fittings, window coverings and shed are included in the sale. Shelf in the utility room is excluded from the sale.

There are annual Factor fees payable to Ross & Liddell which are approximately £120.

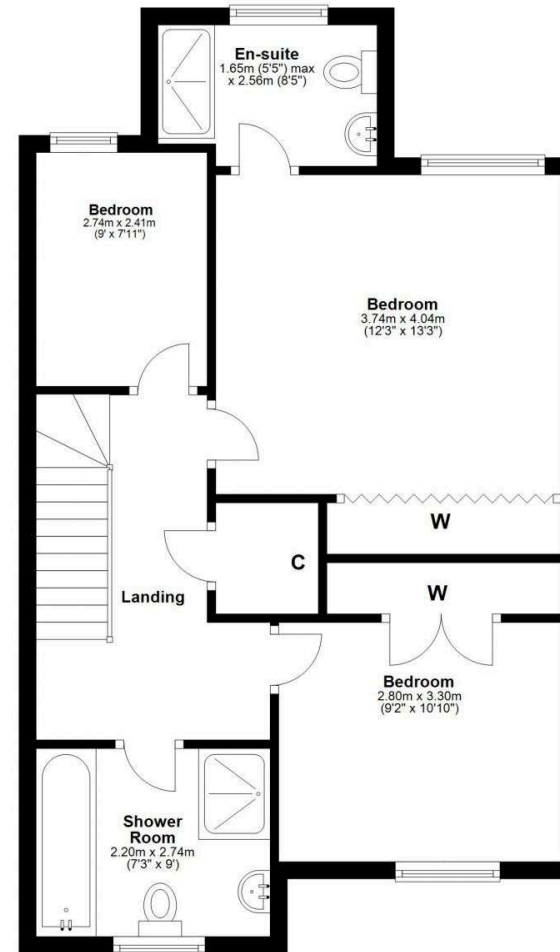




## Ground Floor



## First Floor



Total area: approx. 115.7 sq. metres (1245.1 sq. feet)

**11 Meikleham Nook, North Berwick**

## GET IN TOUCH

 [www.coultersproperty.co.uk](http://www.coultersproperty.co.uk)

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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.