

COULTERS[©]

18 DOUGLAS MARCHES

NORTH BERWICK, EH39 5LZ

 4 BED  2 BATH  3 PUBLIC



TAKE A LOOK INSIDE

Situated within a sought after modern development in the popular town of North Berwick, this beautifully presented family home provides flexible accommodation with quality finishes and upgrades throughout.

The property benefits from a private, enclosed garden to the rear with patio area and rare leafy outlook.

KEY FEATURES



Detached house on corner plot.



Four double bedrooms, one with ensuite.



Enclosed rear garden with rare leafy outlook.



Driveway.



Popular development close to all local amenities.



Walking distance of train station and schools.





The property comprises; welcoming hallway with WC, spacious sitting room, separate playroom/study, upgraded kitchen/dining/sitting room with breakfast bar, eye level double oven and direct access to rear garden, and a utility.

On the first floor the principal bedroom has fitted wardrobes and ensuite, there are three further double bedrooms with fitted wardrobes and family bathroom. The loft is floored for storage and can be accessed via a Ramsay ladder.





THE LOCAL AREA

Situated just 25 miles from Edinburgh the highly desirable town of North Berwick is popular with commuters working in the City thanks to the regular train service which is within walking distance of the property.

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 and a swimming pool.

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

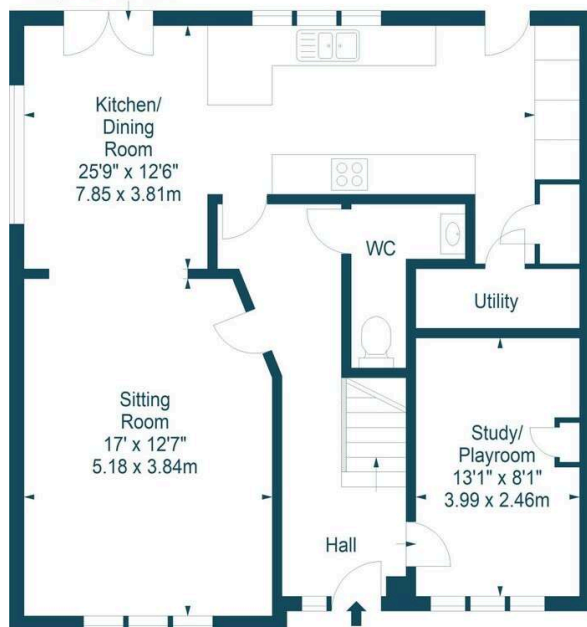
All curtains, blinds and integrated white goods are included in the sale. The upper hall, sitting and dining room lights are excluded. There are annual fees for the care of the communal grounds payable to Scottish Woodlands which are approximately 203 and to Ross & Liddell which are approximately £132.



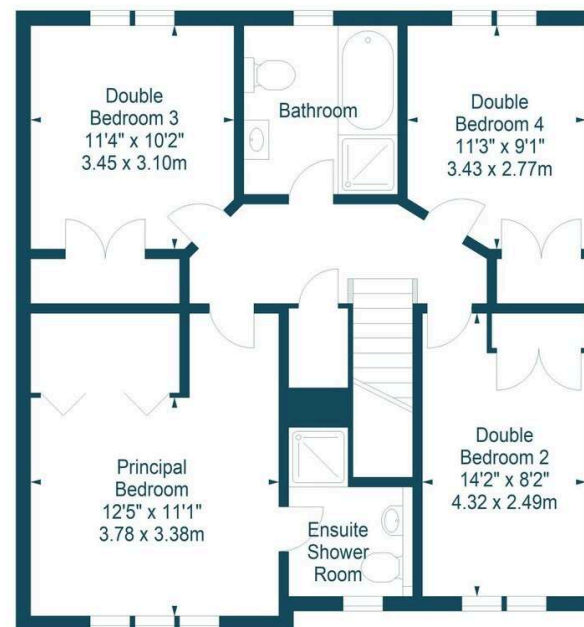
Douglas Marches,
North Berwick,
East Lothian, EH39 5LZ



Approx. Gross Internal Area
1635 Sq Ft - 151.89 Sq M
For identification only. Not to scale.
© SquareFoot 2024



Ground Floor



First Floor

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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.