

COULTERS[©]

SKYLARK COTTAGE

ATHELSTANEFORD, NORTH BERWICK, EH39 5BE

 3 BED  2 BATH  1 PUBLIC



TAKE A LOOK INSIDE

A newly renovated three bedroom cottage situated within idyllic Athelstaneford. This beautifully presented property benefits from open plan modern living with bi-folding doors to the private South facing rear garden.

It is within walking distance of the local primary school and just a short drive from nearby towns such as North Berwick and Haddington.

KEY FEATURES



Fully renovated cottage



Private South facing garden



Located in popular Athelstaneford



Three bedrooms, one with ensuite



On street parking



Walking distance of local primary school



The accommodation which is set over two levels comprises; welcoming entrance hallway, two bedrooms with fitted wardrobes, shower room, open plan kitchen/ dining/sitting room with island, eye level oven, 5 ring induction hob, a wood burning stove and utility cupboard.

On the first floor the principal bedroom boasts an ensuite bathroom.





THE LOCAL AREA

Athelstaneford offers an idyllic rural lifestyle with the benefit of a number of amenities within easy reach. Nearby Towns such as North Berwick and Haddington provide a variety of amenities from super markets to restaurants and bars. Schooling and childcare are well-catered for from nursery to secondary level, with Athelstaneford Primary School and Caz's kids private nursery in the village and highly-regarded North Berwick High School just a short drive away.

The area is served by convenient rail links, with nearby Drem and East Linton train stations offering a 25-minute journey into the capital, and thanks to its close proximity to the A1, commuting is swift and convenient.



EXTRAS

All integrated appliances, fitted floor coverings, window coverings and light fittings are included in the sale.



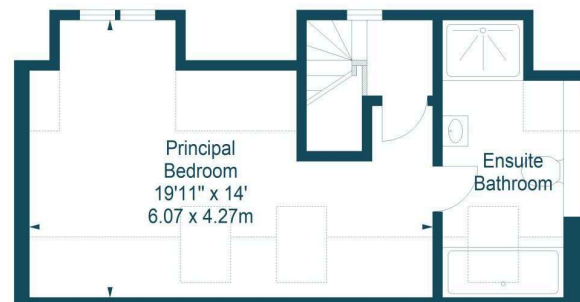
Skylark Cottage,
Athelstaneford,
North Berwick,
East Lothian, EH39 5BE



Approx. Gross Internal Area
1112 Sq Ft - 103.30 Sq M
For identification only. Not to scale.
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Ground Floor



First Floor

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.