

COULTERS[©]

63 PHILLIMORE SQUARE

NORTH BERWICK, EH39 5FP

 5 BED  3 BATH  2 PUBLIC



TAKE A LOOK INSIDE

Stunning and extremely well presented five bedroom detached home with an appealing and flexible layout situated in a sought after development in the popular seaside town of North Berwick.

This delightful property is within walking distance of the train station and amenities. The fully enclosed landscaped West facing garden has excellent privacy and adds to the appeal. The detached double garage has been converted into a generous gym/studio with quality finishes and large glazed doors opening directly into the garden.

There are annual factor fees for the care of the communal grounds payable to Hacking & Paterson which are approximately £120 per annum.

KEY FEATURES



Stunning contemporary detached home



Wonderful landscaped garden with excellent privacy



Quality and bespoke gym/studio garage conversion



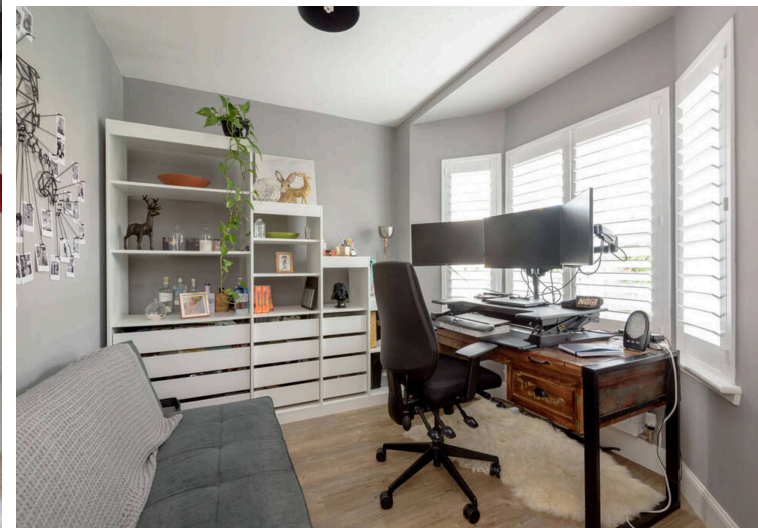
Five double bedrooms



Driveway parking



Sought after estate close to amenities



The property comprises; a welcoming entrance hall; spacious sitting room: dining room opening into the garden, sitting room and kitchen; kitchen/dining/family room with breakfast bar, an excellent selection of fitted units and ample room for a large table; separate utility room; study to the front and cloakroom with WC.

One the first floor the principal bedroom benefits from a dressing area and en suite shower room; there are four further bedrooms - one of which has an en suite; and a family bathroom with three piece suite and separate shower.





THE LOCAL AREA

The beautiful East Lothian seaside town of North Berwick is a highly desirable location. Just twenty five miles from Edinburgh the town is popular with commuters working in the city, and the regular train service which is within walking distance of the property allows for convenient travel back and forth to Edinburgh.

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

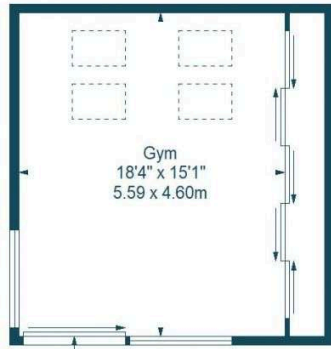
All integrated appliances, light fittings, blinds and curtains are included in the sale. The fitted shelf with copper brackets in the kitchen/dining space is specifically excluded from the sale.



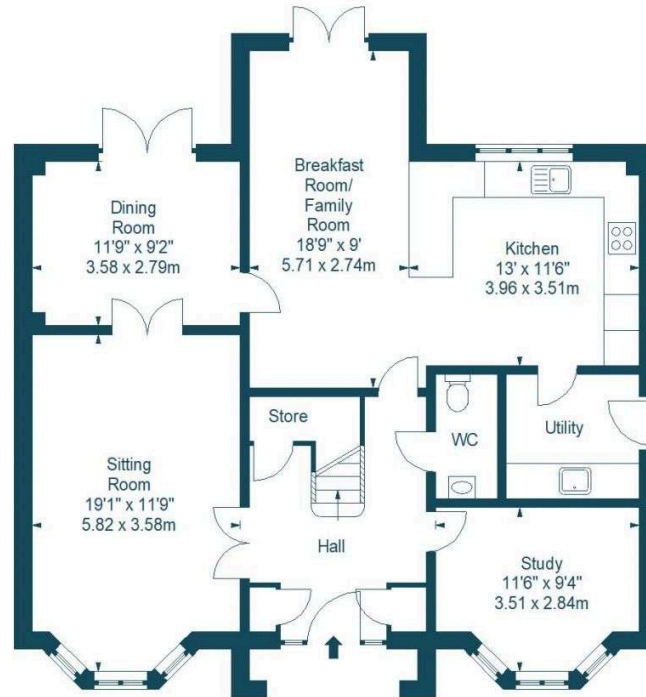
**Phillimore Square,
North Berwick,
East Lothian, EH39 5FP**



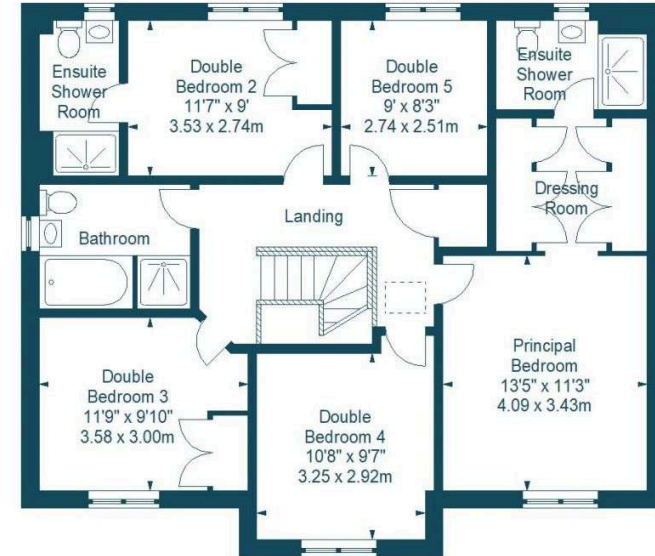
Approx. Gross Internal Area
1933 Sq Ft - 179.58 Sq M
Gym
Approx. Gross Internal Area
315 Sq Ft - 29.26 Sq M
For identification only. Not to scale.
© SquareFoot 2024



Ground Floor



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.