

COULTERS®



# 23 PILGRIMS WAY

NORTH BERWICK, EAST LOTHIAN, EH39 5QB

4 BED

3 BATH

3 PUBLIC



## TAKE A LOOK INSIDE

Situated within a sought after modern development in North Berwick, this beautifully presented four/five bedroom Cala detached family home benefits from a flexible layout and open outlook to the front.

Driveway parking with access to the single garage and an area of garden to the front, the enclosed rear garden has two patio areas to enjoy the sheltered aspect, a lawn and private outlook.

It is located just a short walk from reputable local schooling and the train station.



## KEY FEATURES



-  Modern detached Cala house in popular development
-  Enclosed garden with patio areas
-  Open outlook to front
-  EPC Rating - B
-  4/5 Double bedrooms & 2 en suites
-  Driveway and single garage
-  Excellent local amenities nearby
-  Council Tax Band - G



The property comprises; welcoming entrance hall with WC; bright sitting room; double bedroom 5/family room; kitchen/dining room with an excellent selection of fitted units and integrated appliances, ample room for dining and relaxing with patio doors leading to the garden; useful utility room with further storage.

On the first floor the principal bedroom has fitted wardrobes and an ensuite shower room, three further double bedrooms, one of which has an en suite and a family bathroom. The property has double glazing throughout and gas central heating.





## 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 (excluding shades), fitted floor coverings and blinds are included in the sale price.

There are annual fees for the care of the communal grounds payable to Scottish Woodlands which are approximately £165 and to Ross & Liddell which are approximately £216

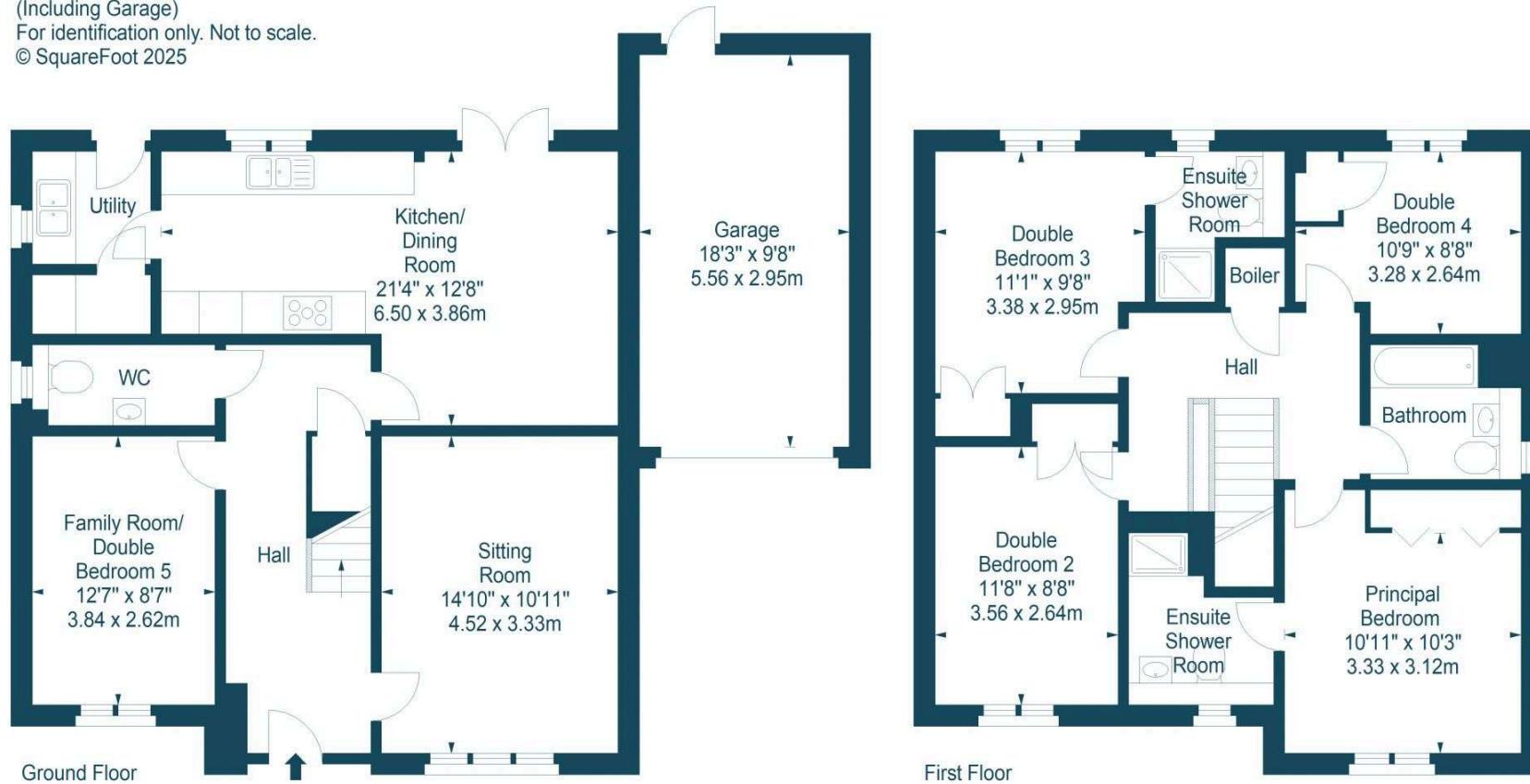


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East Lothian, EH39 5QB



Approx. Gross Internal Area  
1660 Sq Ft - 154.21 Sq M  
(Including Garage)  
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.