

COULTERS®

# 23 OLD ABBEY ROAD

NORTH BERWICK, EAST LOTHIAN, EH39 4BP

3 BED

1 BATH

2 PUBLIC



## TAKE A LOOK INSIDE

Situated in a sought after residential location in the heart of the popular town of North Berwick, this charming period cottage arranged over three floors provides an appealing layout with high ceilings and light decoration.

The property is set back from the road and benefits from an attractive shared access area with a further shared garden to the rear with a stone built shared garden shed.

## KEY FEATURES

- Charming terraced cottage
- Three double bedrooms
- Direct access to well kept shared garden
- On street parking
- Set back from quiet residential street in desirable area
- Within a short walk of shops, restaurants and train station



The property comprises; entrance with stairway; bright sitting room; well planned galley kitchen opening into a useful rear glazed porch which in turn leads to the garden; separate dining room over looking the garden.

On the first floor there are two generous double bedrooms and a family bathroom with white suite and shower over the bath.

On the second floor there is a third double bedroom with open sea views, which would also make a delightful home office.





## 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 blinds, light fittings, integrated appliances, fridge/freezer, washing machine and dishwasher are included in the sale.

\*Some of the images have been virtually staged

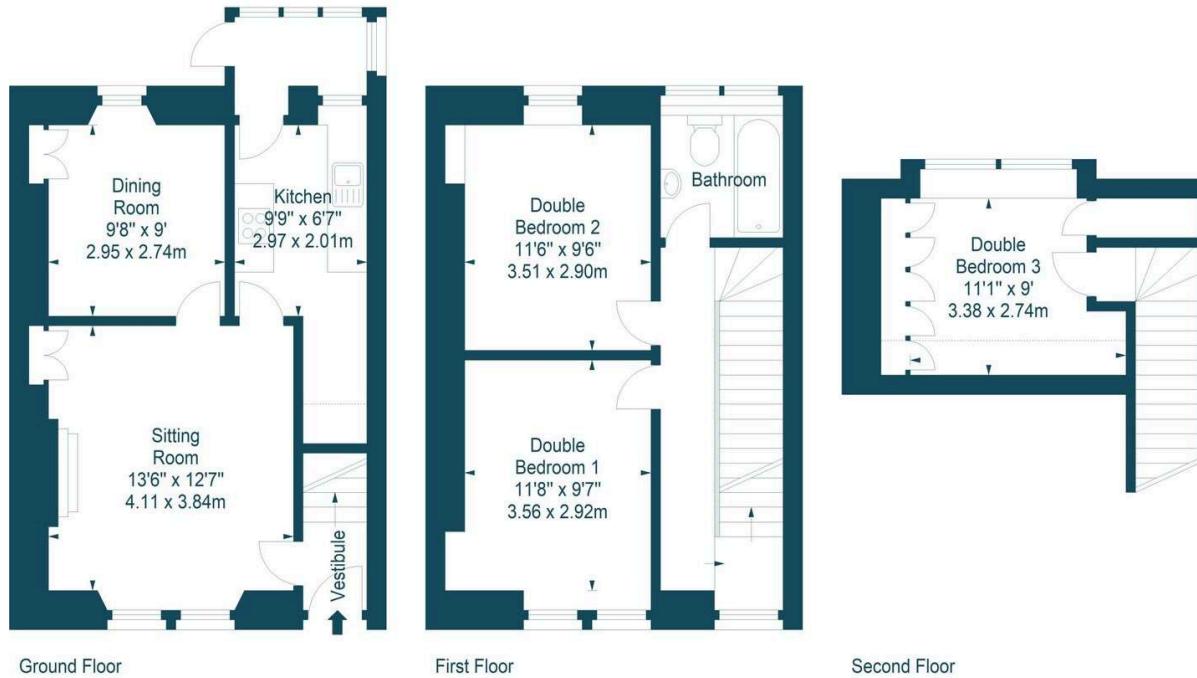


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Old Abbey Road,  
North Berwick,  
East Lothian, EH39 4BP



Approx. Gross Internal Area  
1013 Sq Ft - 94.11 Sq M  
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.