

COULTERS®

# 48 DOUGLAS MARCHES

NORTH BERWICK, EAST LOTHIAN, EH39 5LZ

4 BED

2 BATH

3 PUBLIC

## TAKE A LOOK INSIDE

Situated within this highly desirable modern development in North Berwick, this beautifully presented four bedroom detached family home offers a rare, private, South West facing rear garden with outlook over the fields beyond.

The property provides bright and spacious family accommodation and benefits from a garage and double driveway with EV charging point.

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

### KEY FEATURES



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Detached family home in desirable position



Four bedrooms, one with ensuite



South West facing rear garden with private leafy outlook



Driveway and garage



Within a short walk of local train station and schools



Open outlook



EPC Rating - C



Council Tax Band - G



The property comprises; welcoming entrance hall with WC; spacious sitting room with wood burning stove and views of North Berwick Law; kitchen/dining/family room which allows direct access through double patio doors to the delightful private back garden with decked area, raised beds either side and ample space for dining and outdoor furniture. There is also a separate utility room and a snug/office.

On the first floor the principle bedroom boasts double fitted wardrobes and ensuite shower room, three further double bedrooms with fitted wardrobes, a family bathroom with three piece suite and separate shower. 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.

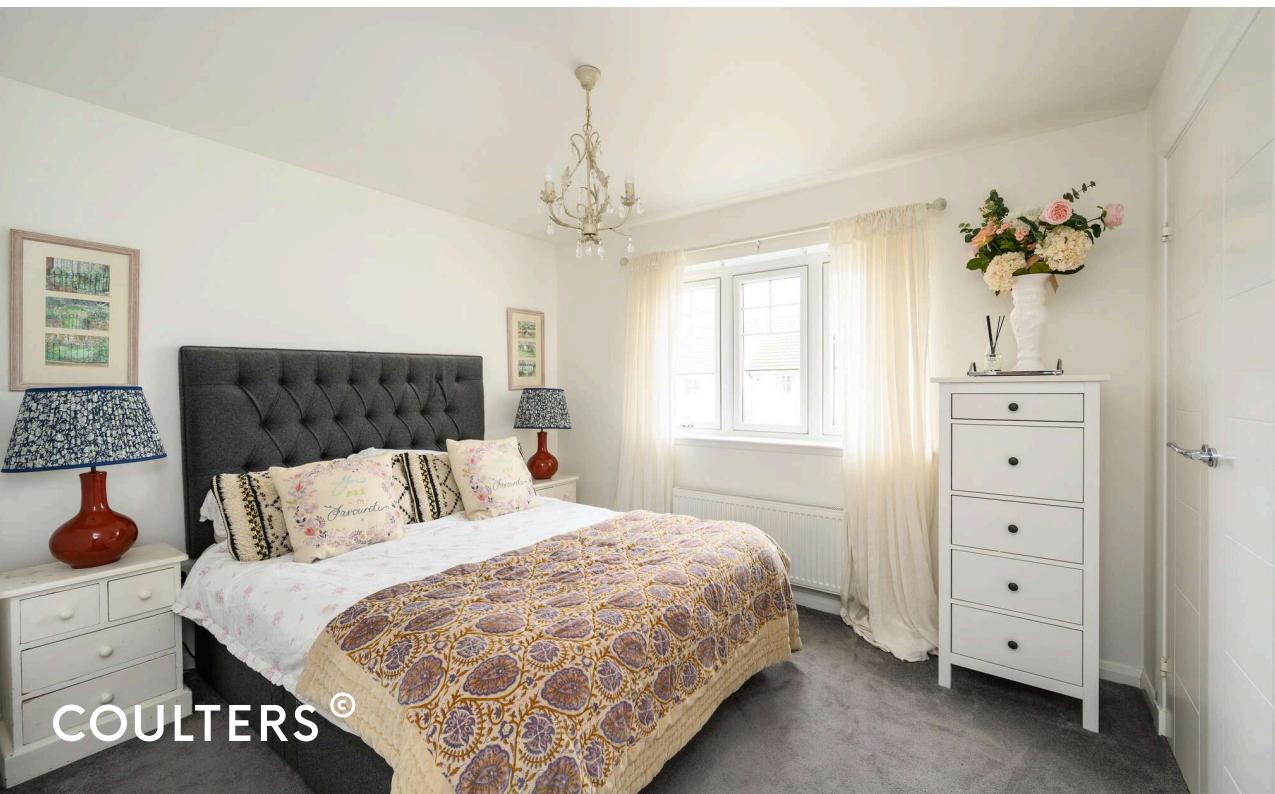
The bustling High Street offers a variety of amenities with a butcher, post office, chemist, and Co-op; and an Aldi and Tesco are located on the East side of the town.

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

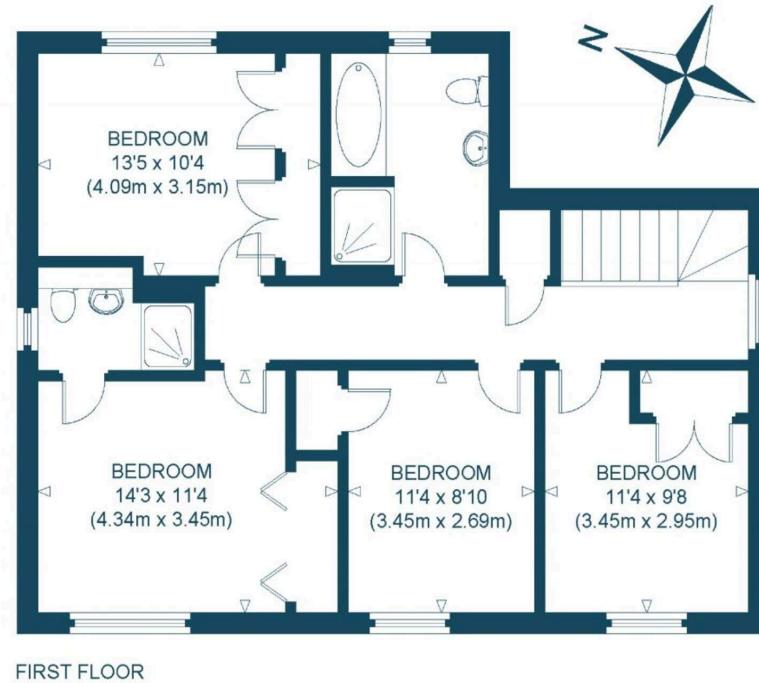
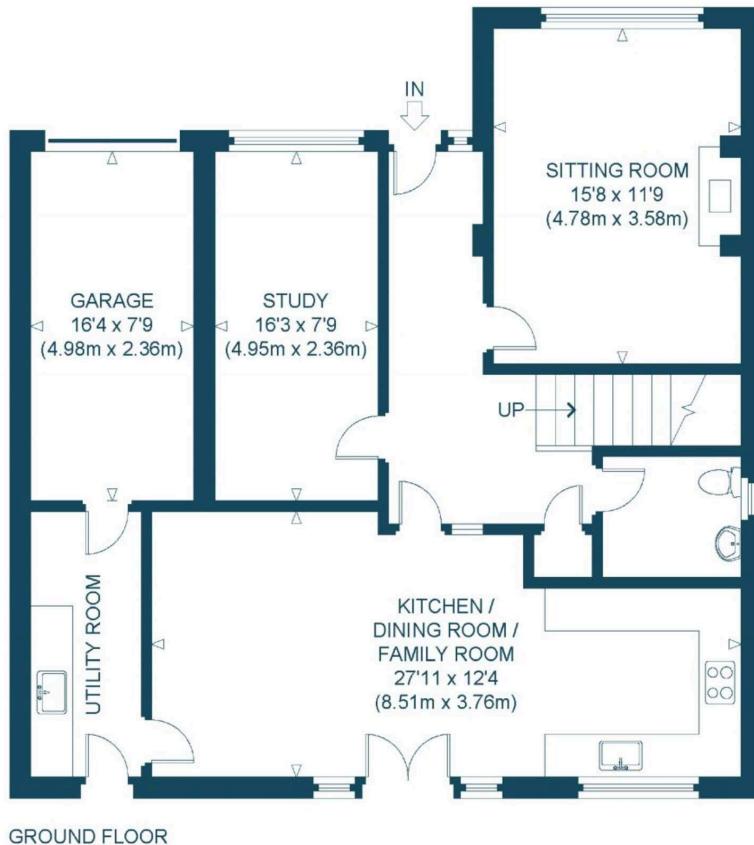
All integrated appliances, light fittings, floor coverings and window coverings. Curtains in sitting room and kitchen/family room not included.

There are annual fees for the care of the communal grounds payable to Scottish Woodlands which are approximately £160 and to Ross & Liddell which are approximately £70.00





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#### DOUGLAS MARCHES

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 1848 SQ FT / 171.7 SQ M

All measurements and fixtures including doors and windows  
are approximate and should be independently verified.

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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.