

COULTERS<sup>©</sup>

# 6 GLASCLUNE GARDENS

NORTH BERWICK, EAST LOTHIAN, EH39 4RB

4 BED

3 BATH

2 PUBLIC

## TAKE A LOOK INSIDE

Wonderful contemporary detached 4 bedroom house with double garage and large mature walled gardens. There are outstanding sea views and the property is situated in a small sought after development with easy access to the beach.

The delightful garden to the rear and side provides excellent privacy and has been carefully planted with an excellent selection of shrubs and perennials with an area of lawn, patio and rear gate to Coo's Green which provides an easy tumble down to the sea.

To the front there is a driveway and double garage with power and light.

The property has been designed to create a comfortable home with a flexible layout and bespoke features. There are quality fixtures and fittings throughout including a John Lewis kitchen, granite worktops, Velfac triple glazing to the rear, Laufen and Hans Grohe sanitary ware, muted paint colours and stylish flooring.

## KEY FEATURES



Wonderful refurbished detached modern home



4 double bedrooms & three bathrooms



Driveway and detached double garage



EPC Rating - C



Sought after location with panoramic sea views



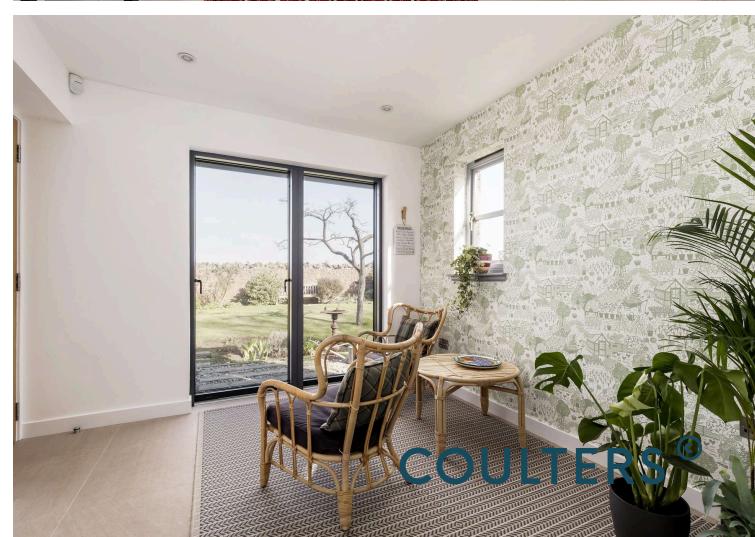
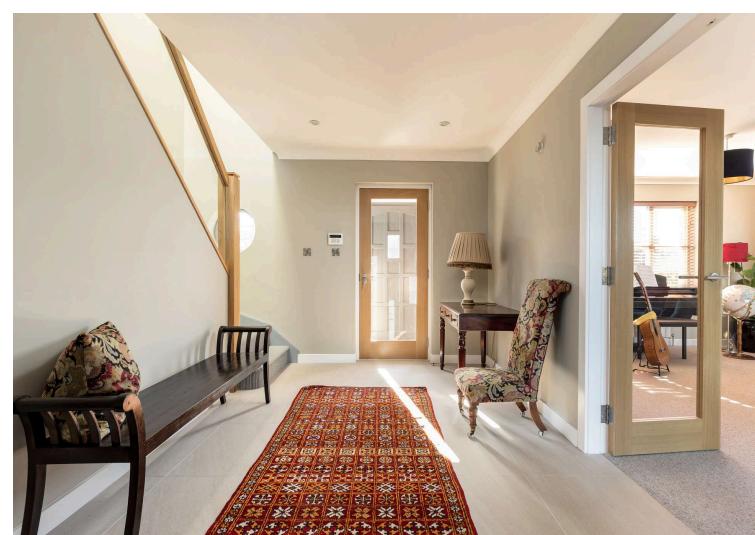
Private walled garden, easy access to beach



Quality fixtures and finishes throughout



Council Tax Band - G



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## MORE INFORMATION

On the ground floor there is a spacious hallway leading to the double aspect living room with woodburning stove and doors to the garden; the kitchen/dining room really is the heart of the home with a large island unit, extensive fitted units and ample room for dining; the garden room provides a charming space, and could be used in a variety of ways, with direct access to the garden; a large bootroom/utility provides further storage; contemporary shower room and double bedroom 4/study complete the ground floor accommodation.

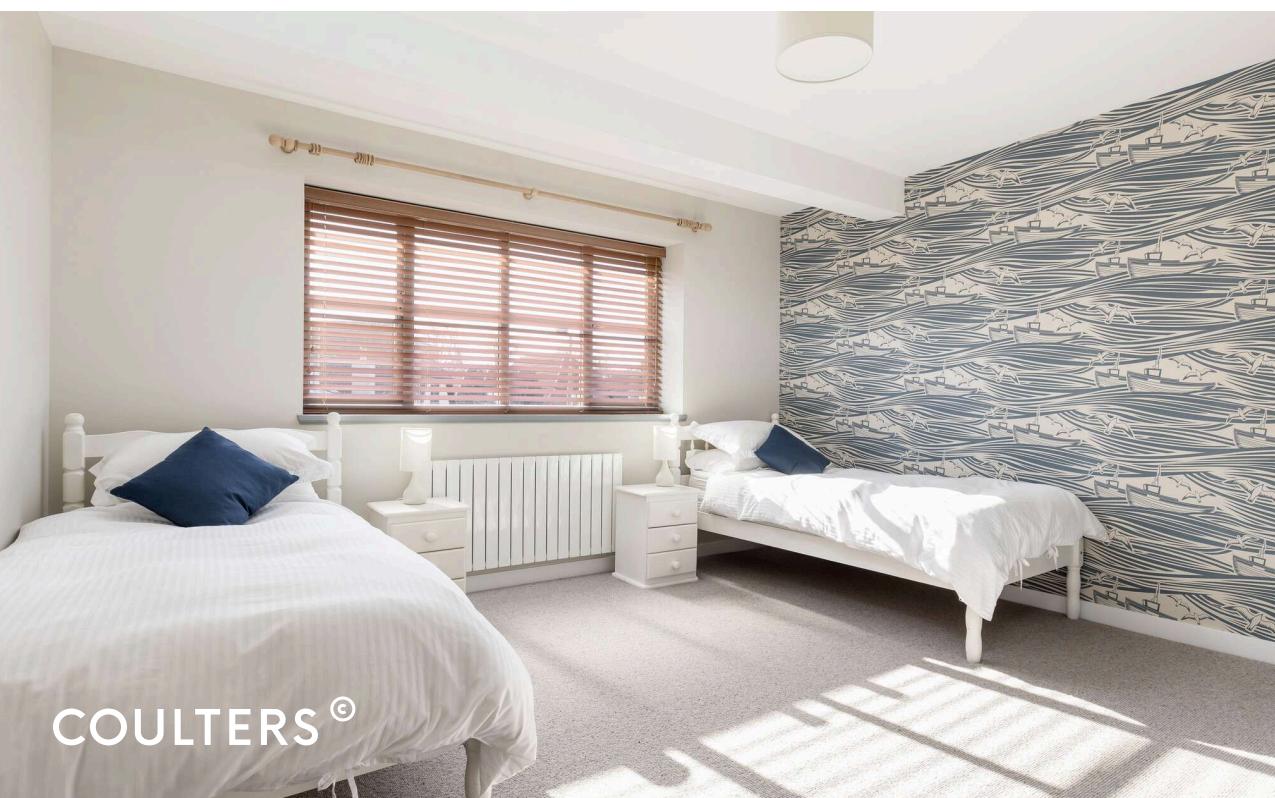
On the first floor the principal bedroom suite takes full advantage of the sea views with a dressing room providing generous storage and modern bathroom with walk in shower; there are two further double bedrooms and a stylish shower room.

The property benefits from a combination of triple and double glazing throughout with gas central heating.





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## 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.

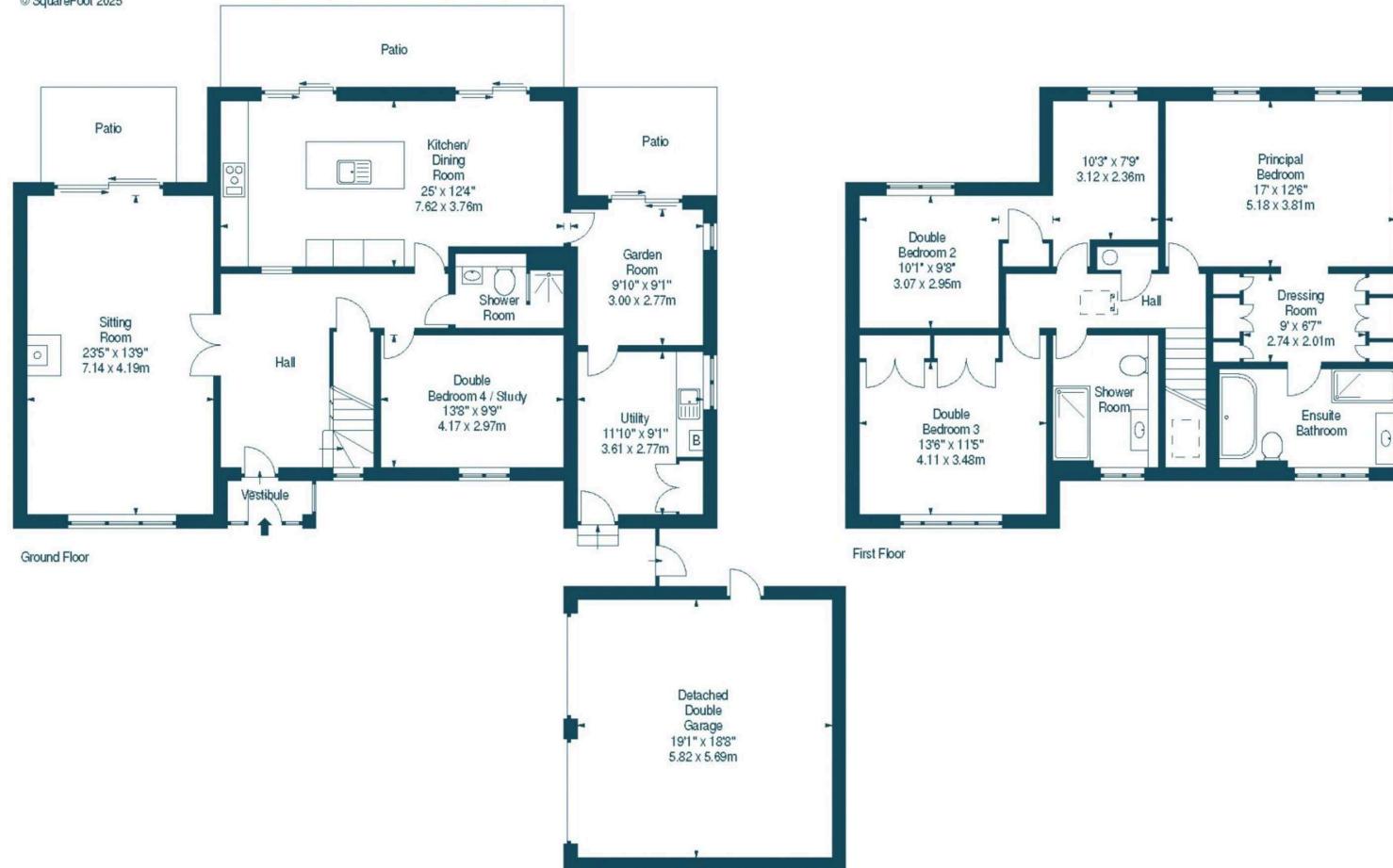
## EXTRAS

All integrated appliances, light fittings and window coverings are included in the sale price. The garden ornaments are specifically excluded from the sale. There is a Residents Association with an approximate annual fee of £120 towards maintenance of the hedges and grass verges.

Glasclune Gardens,  
North Berwick,  
East Lothian, EH39 4RB



Approx. Gross Internal Area  
2299 Sq Ft - 213.58 Sq M  
Detached Double Garage  
Approx. Gross Internal Area  
364 Sq Ft - 33.82 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.