

COULTERS[©]

23 DUNDAS ROAD

NORTH BERWICK, EAST LoTHIAN, EH39 4EQ

 3 BED  1 BATH  2 PUBLIC



TAKE A LOOK INSIDE

Centrally located in the highly desirable seaside town of North Berwick, 23 Dundas Road is a beautifully reconfigured 3/4 bedroom property which blends timeless architecture with bold contemporary design.

The property is ideally situated close to the excellent primary and secondary schools, within easy walking distance of the sports centre, town centre and beaches, and further benefits from a stylish landscaped rear garden and driveway parking to the front.

KEY FEATURES



Stylish EAA award winning designed family home



Beautifully presented and flexible contemporary living



3/4 well proportioned double bedrooms



Excellent storage throughout



Private landscaped garden and driveway parking



Central location close to local amenities



EPC Rating - C



Council Tax Band - C



The well proportioned accommodation comprises a striking EAA award winning modern wrap-around L-shaped extension which transforms the traditional footprint into a versatile open-plan layout that flows seamlessly between social and private spaces. At the heart of the home is a stunning bespoke kitchen and living area, designed by Archispek. Featuring streamlined cabinetry, sleek porcelain worktops, and custom joinery, it's a space made for both relaxed family life and effortless entertaining.

Thoughtfully reimagined, the ground floor layout also includes a light filled entrance hall with excellent storage, a flexible room ideal as a fourth bedroom, family room, or home office, a WC cloakroom and a utility room. Upstairs, there are three generous bedrooms, smart storage solutions, and a refined family shower room.



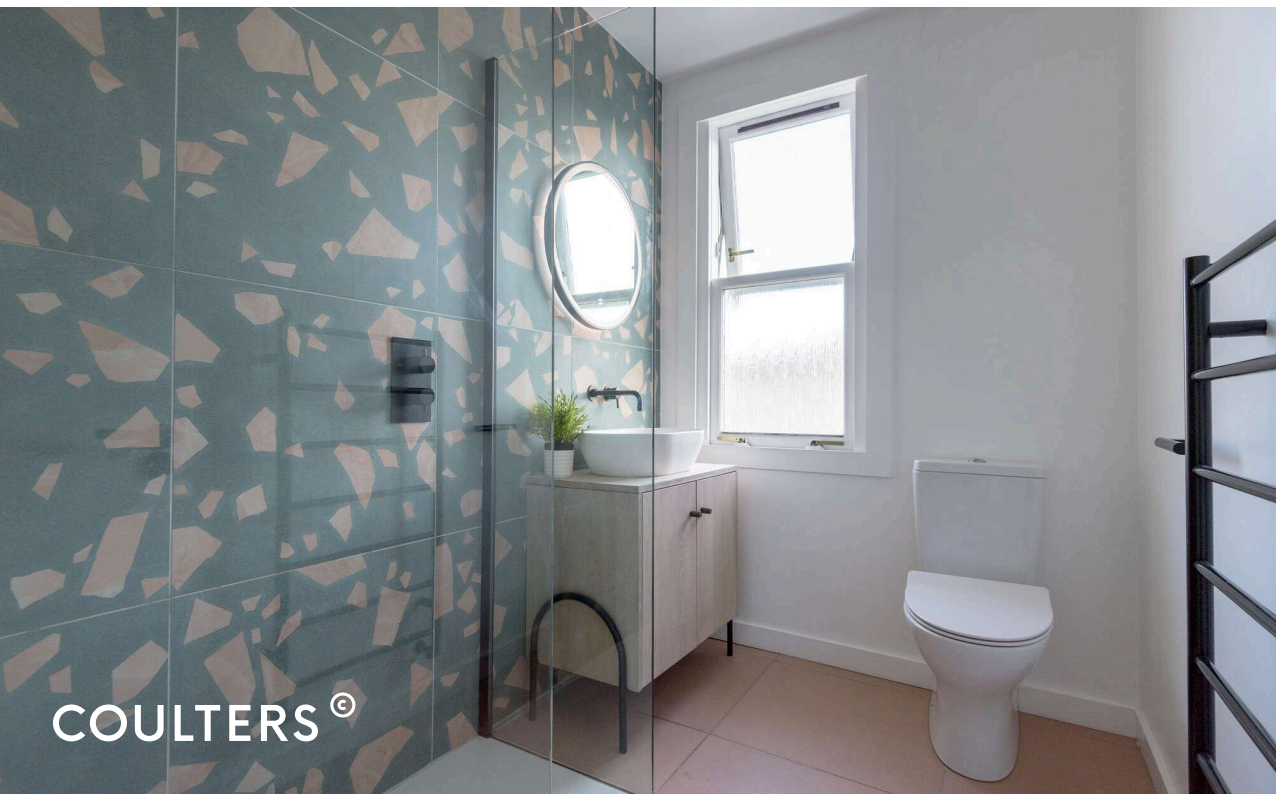


THE LOCAL AREA

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 from North Berwick to Edinburgh allows for convenient travel back and forth.

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. North Berwick's vibrant community spirit is showcased through various events and festivals held throughout the year. The Fringe by the Sea festival, held annually in August, features a diverse range of music, comedy, and arts performances, attracting both locals and visitors. 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 fitted carpets, floor coverings, curtains, blinds, light fittings, induction air hob, oven, microwave, fridge/freezer, dishwasher, the bike shed and the stone kitchen are included in the sale price. The garden furniture and planters are available by separate

HOME REPORT VALUATION: £410,000



Dundas Road,
North Berwick,
East Lothian, EH39 4EQ



Approx. Gross Internal Area
1471 Sq Ft - 136.66 Sq M
For identification only. Not to scale.
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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.