

COULTERS®

# 5 DUNDAS ROAD

NORTH BERWICK, EAST LOTHIAN, EH39 4EG

3 BED

1 BATH

1 PUBLIC



## TAKE A LOOK INSIDE

Centrally located in the highly desirable seaside town of North Berwick, 5 Dundas Road is an appealing three bedroom mid terraced house conveniently situated close to the excellent primary and secondary schools and also within easy walking distance of a number of local amenities, the sports centre, town centre and beaches.



## KEY FEATURES

- Modern, well proportioned accommodation
- Three double bedrooms and bathroom
- Delightful, well established private gardens
- Large attic room with potential for further development
- Ample on-street parking
- Walking distance of all local amenities and schools
- EPC Rating - C
- Council Tax Band - C



The well proportioned accommodation comprises – entrance vestibule opening to a welcoming hallway and under stair storage area; bright double aspect sitting room/kitchen with a good selection of fitted units; a utility room providing direct access to the delightful rear garden; and family bathroom.

Upstairs there are three double bedrooms and ramsay ladder access to a large attic room, currently used as an additional bedroom, which offers potential for development subject to local authority consents. The property further benefits from gas central heating, double glazing, well stocked front and rear garden with a paved terrace and outdoor seating area and ample on street parking.



## 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, blinds, light fittings (with the exception of the kitchen island unit light), induction hob, oven, fridge/freezer, dishwasher, washing machine, the garden shed and outdoor seating are included in the sale price. The tumble dryer is excluded from the sale price.

**HOME REPORT VALUATION: £320,000**



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



Approx. Gross Internal Area

998 Sq Ft - 92.71 Sq M

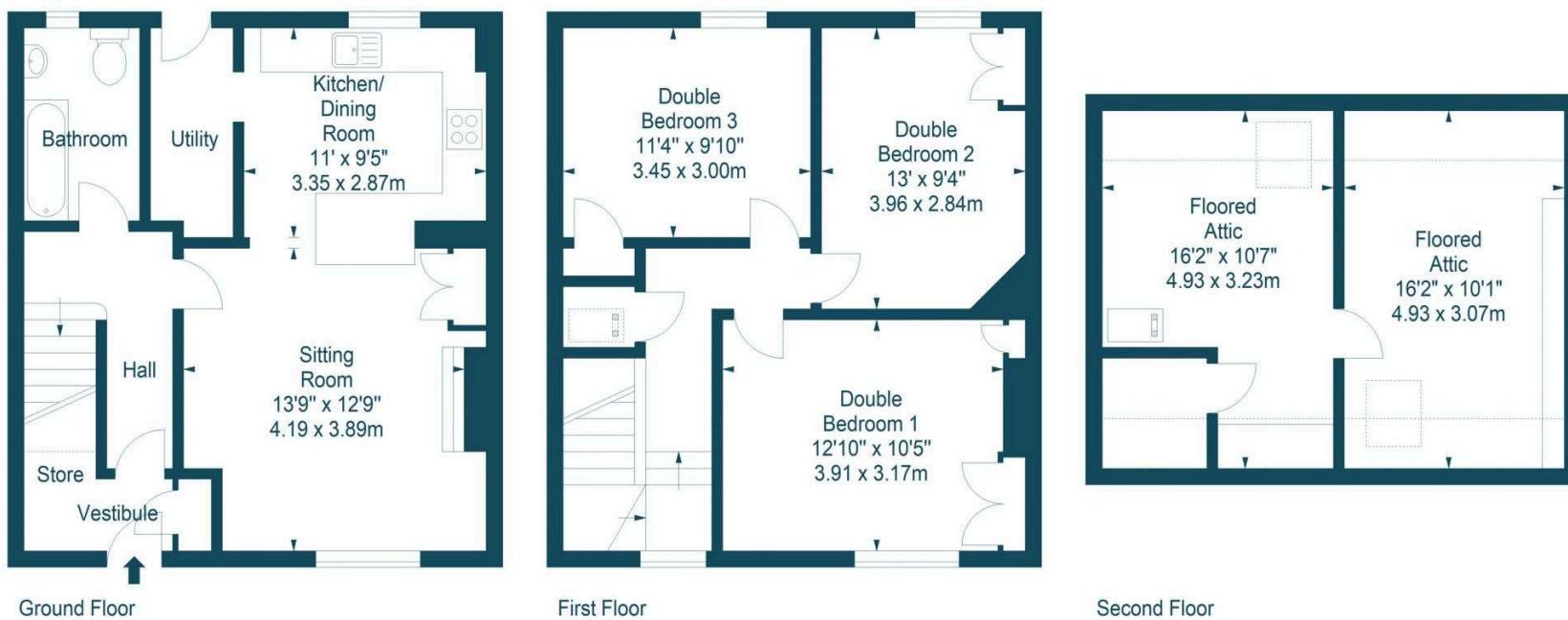
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Approx. Gross Internal Area

341 Sq Ft - 31.68 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.