

COULTERS[©]

20 BLACKADDER CRESCENT

NORTH BERWICK, EAST LOTHIAN, EH39 5FQ

 4 BED  3 BATH  1 PUBLIC



TAKE A LOOK INSIDE

Forming part of a peaceful modern development, 20 Blackadder Crescent is a beautifully presented 4 bedroom detached house situated in the highly desirable seaside town of North Berwick, within easy reach of the excellent primary and secondary schools, railway station, town centre and beaches.

The property offers an appealing layout and well proportioned, contemporary family accommodation with the additional benefit of an enclosed south facing private rear garden, an integral garage and driveway parking.

KEY FEATURES



Modern, well proportioned detached family house



Four double bedrooms, three with ensuite



Private enclosed south facing garden to the rear



Integral garage and driveway



Peacefully located close to local amenities, train station & the beach



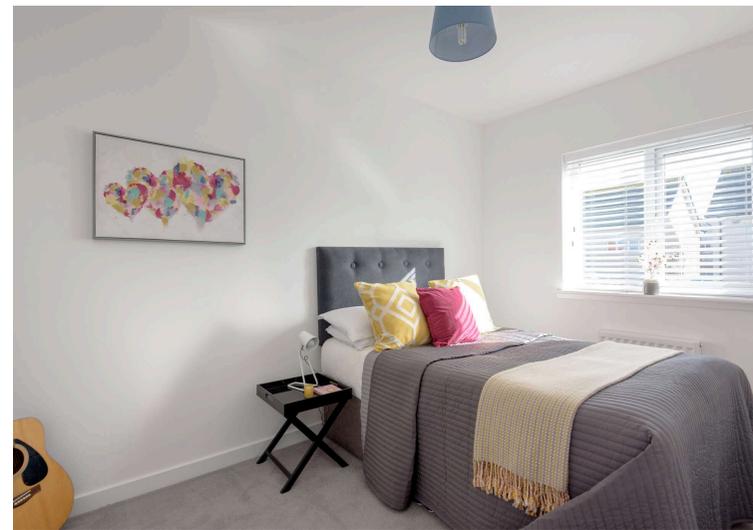
Beautifully presented, contemporary living



EPC Rating - B



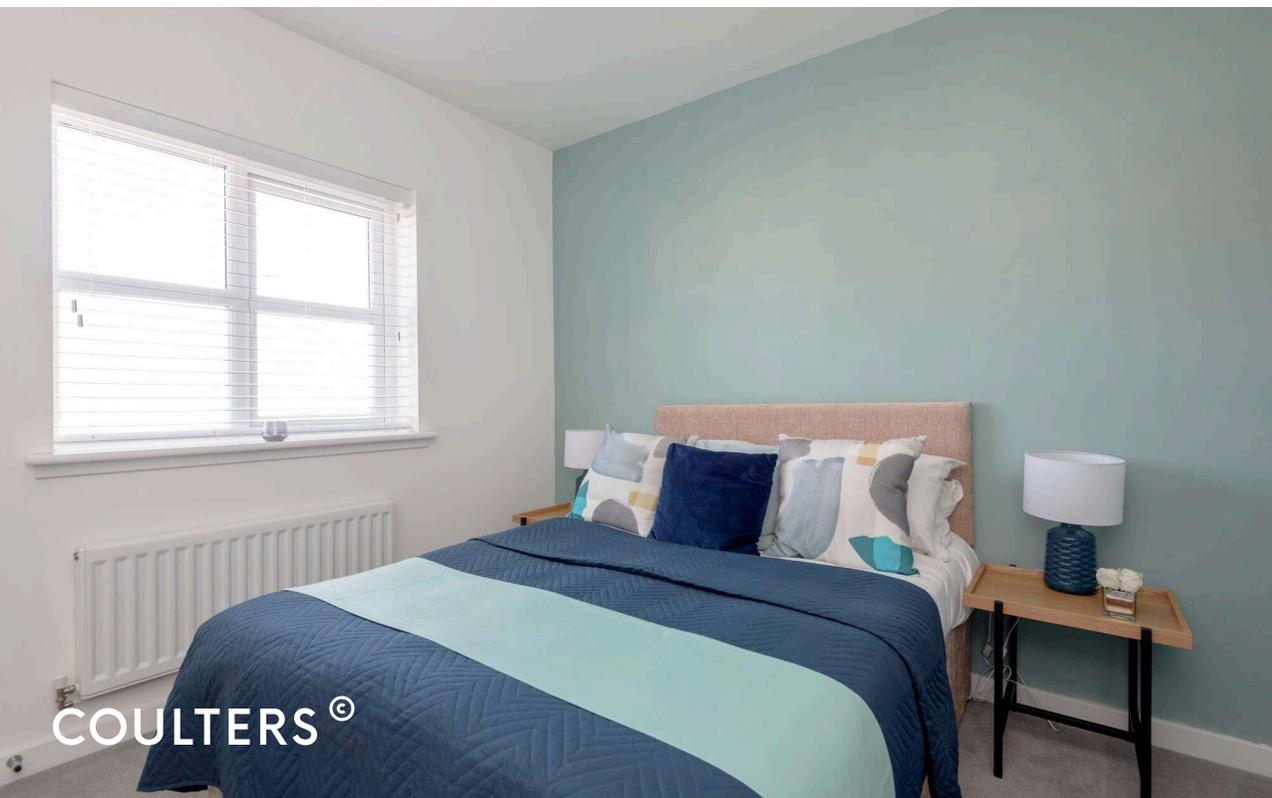
Council Tax Band - G



The property comprises; welcoming entrance hall with WC cloakroom; sitting room to the front; kitchen/dining/family room fitted with an excellent selection of fitted units and integrated appliances with direct access to the rear garden; and a utility room providing access to the bin store at the side of the property.

On the first floor the spacious principal bedroom boasts double fitted wardrobes and an ensuite shower room; double bedroom 2 to the rear; double bedroom 3 and 4 with a Jack and Jill en-suite shower room; and a family bathroom. 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 fitted carpets, fitted floor coverings, blinds, light fittings, the gas hob, oven, fridge/freezer, the dishwasher, washing machine and garden stores are included in the sale price.

There are annual factor fees for the care of the communal grounds payable to Hacking & Paterson which are approximately £160.

HOME REPORT VALUATION: £550,000

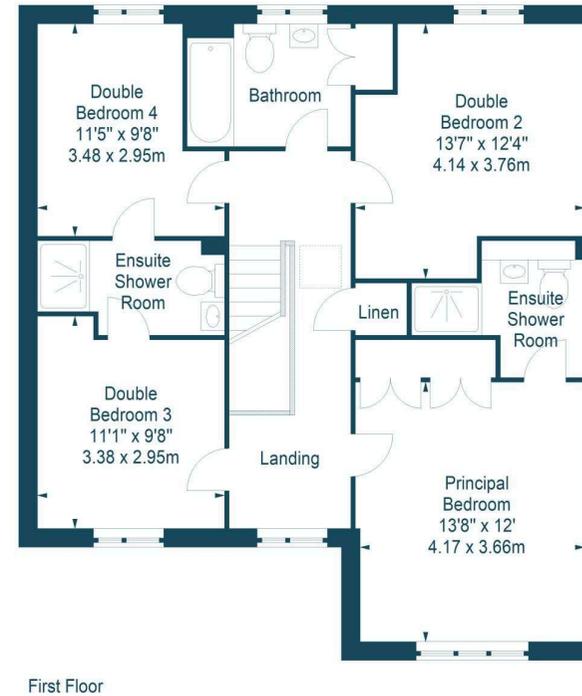
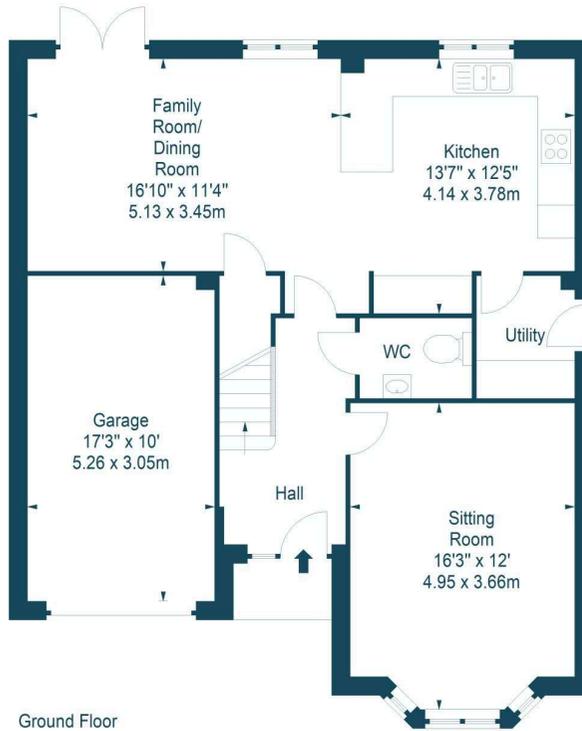


Blackadder Crescent,
North Berwick,
East Lothian, EH39 5FQ



Approx. Gross Internal Area
1560 Sq Ft - 144.92 Sq M
Garage

Approx. Gross Internal Area
177 Sq Ft - 16.44 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.