

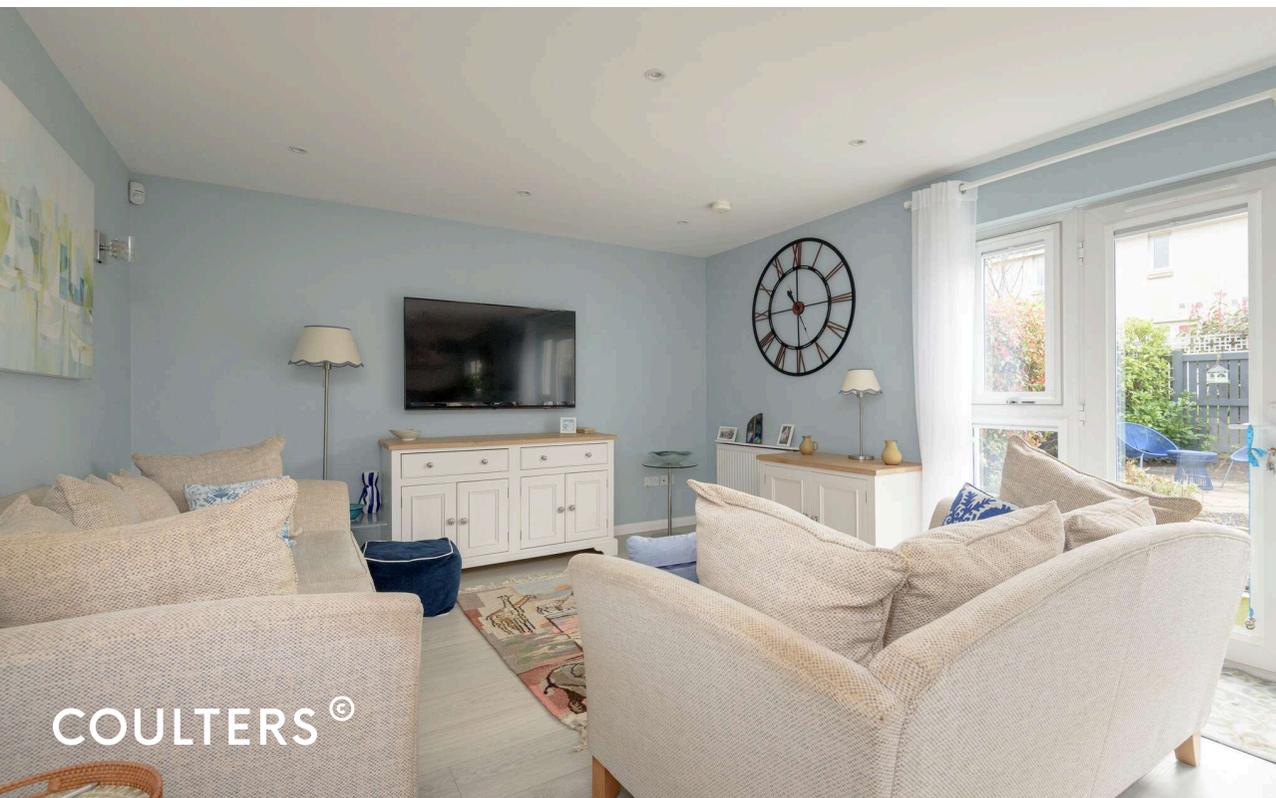
COULTERS[©]



15 DOUGLAS MARCHES

NORTH BERWICK, EAST LOTHIAN, EH39 5LZ

 4 BED  3 BATH  2 PUBLIC



TAKE A LOOK INSIDE

Forming part of a modern development, 15 Douglas Marches is a superb, beautifully presented 4 bedroom detached house peacefully situated in the highly desirable seaside town of North Berwick, close to the excellent primary and secondary schools and within easy walking distance of the sports centre, railway station, town centre and beaches.

The property offers contemporary family accommodation, in excellent order throughout, with an appealing and versatile layout and the additional benefit of a delightful, well established south facing rear garden, an integral double garage and driveway parking.

KEY FEATURES



Superb detached family house in modern development



Four double bedrooms, two with ensuite shower room



Private enclosed south facing garden to the rear



Integral double garage and driveway



Ideally located close to local amenities and the beach



Beautifully presented, generous accommodation



EPC Rating - B



Council Tax Band - G



The generously proportioned accommodation comprises of an entrance vestibule opening to a welcoming hall with excellent storage; spacious sitting room overlooking the front; bright kitchen/dining room/family room fitted with a good range of units and integrated appliances and French doors opening to the rear garden; a utility room providing access to the double garage; and a WC cloakroom.

A carpeted staircase leads to the first floor comprising of a principal bedroom with built in wardrobes, a separate dressing room and an en-suite shower room; double bedroom two, also with a built in wardrobes and en-suite shower room; two further double bedrooms, both with built in wardrobes; and a family bathroom with separate shower.





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.

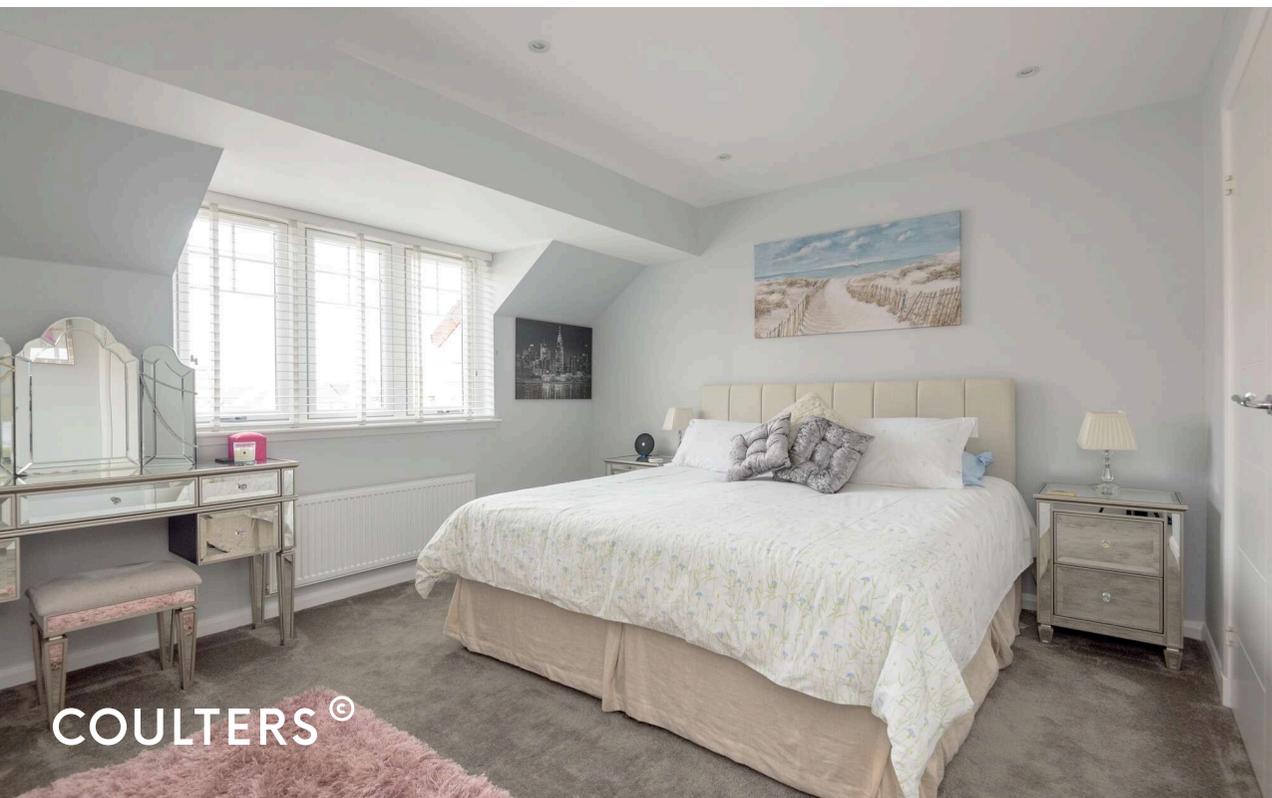
The town boasts spectacular beaches and renowned golf courses alongside independent boutiques, restaurants and coffee shops. The bustling High Street offers a variety of amenities with a butcher, post office, chemist, and Co-op; and an Aldi and Tesco are located on the East side of the town. There are 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.

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, curtains, light fittings, the gas hob, double oven, fridge/freezer, dishwasher and the summer house which has an electrical supply are included in the sale price. The washing machine and tumble dryer are excluded from the sale.

The development is factored and maintained by Ross and Liddell, annual factoring costs are approximately £160. There are also fees for the care of the communal grounds payable to Scottish Woodlands which are approximately £70 per annum.



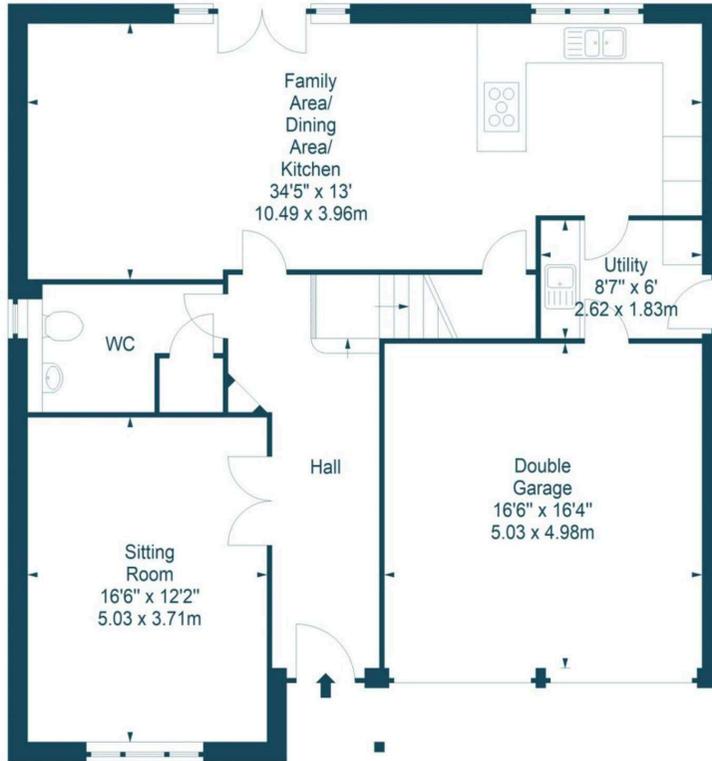
HOME REPORT VALUATION: £735,000



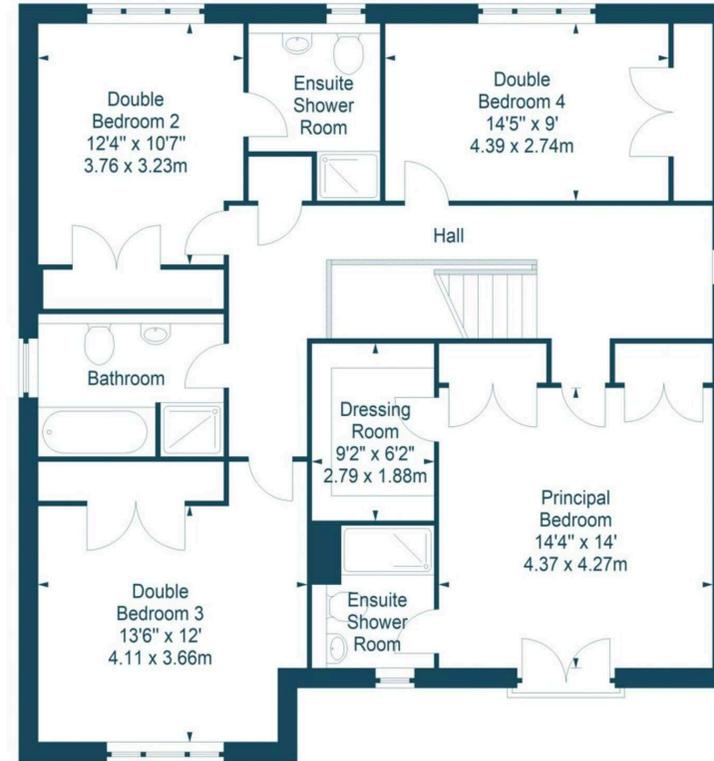
Douglas Marches,
North Berwick,
East Lothian, EH39 5LZ



Approx. Gross Internal Area
2083 Sq Ft - 193.51 Sq M
Double Garage
Approx. Gross Internal Area
276 Sq Ft - 25.64 Sq M
For identification only. Not to scale.
© SquareFoot 2026



Ground Floor



First Floor

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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.