

COULTERS[©]

8 STRATHEARN ROAD

NORTH BERWICK, EAST LOTHIAN, EH39 5BZ

 4 BED  2 BATH  3 PUBLIC



TAKE A LOOK INSIDE

8 Strathearn Road is a lovely detached house set in attractive gardens and grounds in a highly sought location close to wonderful beaches and West Links Golf Course. The bright and spacious accommodation is arranged over two floors providing flexible living space. While the property has been well maintained it would now benefit from a level of upgrading. Accommodation comprises in brief:

Ground floor: glazed entrance vestibule opening to a broad reception hall, generous dual-aspect sitting room with double doors to conservatory, family room, cloakroom and WC, kitchen with adjoining dining room, utility room with access to external covered passage and store room.

First floor: spacious principal bedroom with en-suite bathroom, 3 further double bedrooms served by a bathroom with separate shower, access to loft. Open views to the west over farmland.

KEY FEATURES



Sought after North Berwick address



Close to beaches and West Links Golf Course



Bright and spacious accommodation requiring



Beautiful gardens and grounds



Driveway, off-street parking and double garage



Walking distance to town centre and train station



EPC Rating - C



Council Tax Band - G



OUTSIDE

The house is accessed from Strathearn Road by a shared drive (shared with 8a Strathearn Road) with off-street parking to the front and a useful double garage. The gardens are a real feature of the property, with both the front and rear garden having a wonderful variety of mature trees, plants, shrubs, herbaceous borders and areas of lawn providing colour and privacy throughout the year.



LOCATION

The beautiful East Lothian seaside town of North Berwick is a highly sought after 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.









THE LOCAL AREA

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.

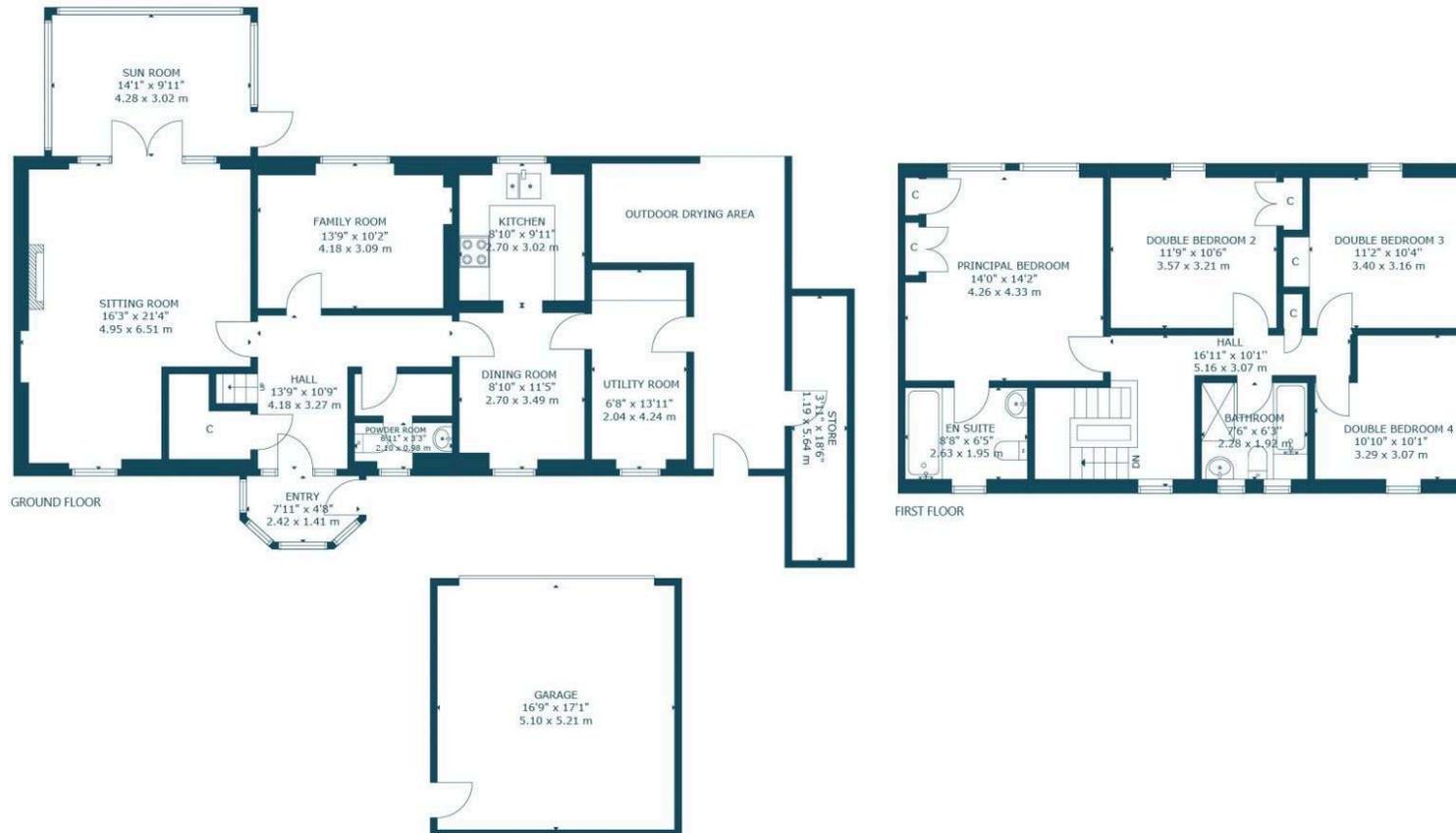
Extras

All blinds, curtains, light fittings, fitted flooring and white goods are included in the sale price.

Conservation area

8 Strathearn Road is located in the North Berwick Conservation area.





8 STRATHEARN ROAD, NORTH BERWICK, EAST LoTHIAN, EH39 5BZ
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 2,009 SQ FT / 186 SQ M
GARAGE 286 SQ FT / 27 SQ M
STORE 72 SQ FT / 7 SQ M
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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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.