

4 Blackadder Crescent, North Berwick, EH39 5FQ



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Description

Beautifully appointed 4 bedroom detached house benefiting from carefully considered interior specification, lying within a sought-after North Berwick development, within easy reach of highly regarded schools, beaches, and local amenities. This lovely home is a natural choice for a professional couple or growing family, and offers spacious and tastefully presented interior which comes with the added attraction of garage, driveway and an enclosed south-facing rear garden.

Features

- Superbly presented detached house
- Located in the desirable coastal town of North Berwick, home to a wide range of amenities
- Generous dining kitchen with French doors onto the garden
- Utility room with adjoining WC
- Four versatile double bedrooms (master with built-in wardrobes)
- One en-suite shower room, a family bathroom, and a WC
- Gas central heating and double glazing
- Neat front lawn
- Enclosed, beautifully landscaped rear garden, offering an ideal space for summer relaxation and outside entertaining
- Single garage and driveway
- EV charge point

Extras

The fitted floor coverings, blinds, oven, hob, cooker hood, dishwasher, fridge/freeze and wardrobes in bedroom 2 are included.

Factor

The development is factored by Hacking & Paterson for approx. £168 per annum according to the vendor. This includes maintenance of communal areas.

EPC Rating: B



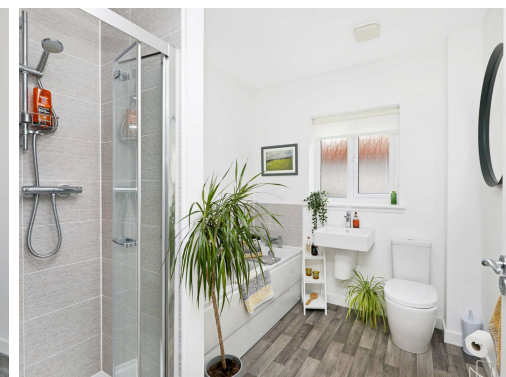
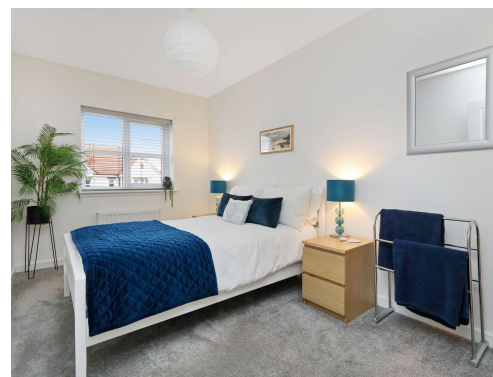
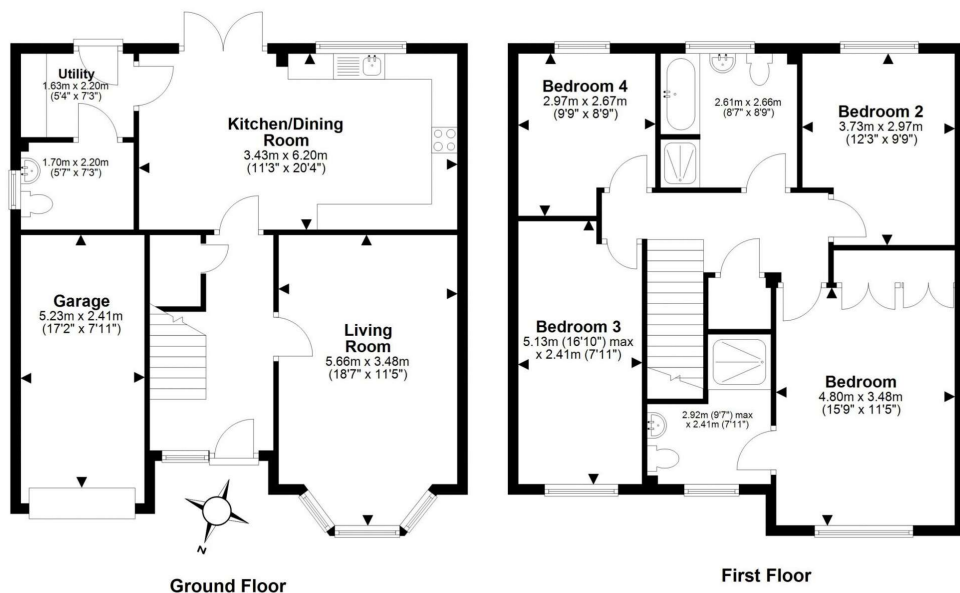
Location

Recently voted the best place to live in the UK, North Berwick is a picturesque and highly sought-after East Lothian coastal town, just twenty-five miles from Edinburgh. Renowned for its breathtaking beaches, world-class golf courses, and stunning scenery, it offers a desirable lifestyle. The vibrant high street features an excellent selection of local shops which sit alongside popular restaurants and caf  s including The Herringbone and Steampunk. On the edge of town, you will find an Aldi and Tesco. Fantastic leisure amenities include the expansive beach and famous golf course as well as floodlit tennis courts, rugby and football pitches, and a popular sports centre with a state-of-the-art gym, fitness classes, and a swimming pool. The Marine Hotel is home to a luxurious health club and spa as well as fine dining choices. Well-regarded local primary and secondary schooling includes North Berwick High School whilst private schooling is available in nearby Haddington, Dunbar, and Musselburgh as well of course in Edinburgh. Commuting to Edinburgh City Centre is easy either by car or with a thirty-minute train journey from North Berwick Train Station and there is an extensive bus service.

Price and Viewing

For price and viewing information or further details on this property please contact us on 0131 557 3188.





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While these particulars are believed to be correct, they do not form part of any agreement or contract. We would draw your attention to the following points: All measurements have been taken with a sonic measurer and are, therefore, approximate. All measurements are taken from the widest points. None of the appliances have been tested by this office and we give no warranty as to their condition. Where the subjects have been altered or extended in any way by the sellers or their predecessors, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available. Confirmation of Council tax bands can be obtained from the City of Edinburgh Council. Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the Seller's Home Report.

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