

COULTERS®

14 LADY JANE GARDENS

NORTH BERWICK, EAST LoTHIAN, EH39 4ER

 4 BED  2 BATH  1 PUBLIC



TAKE A LOOK INSIDE

14 Lady Jane Gardens is a superb four bedroom extended end terraced house situated in the highly desirable town of North Berwick. Presented with light decoration throughout, the property is situated on a large corner plot within a popular development and benefits from views to the sea and Bass Rock.



The accommodation comprises - entrance hall with cupboard off; generous double aspect sitting/dining room overlooking the garden, bedroom with ensuite wet room; kitchen with door to the garden; contemporary bathroom; and three further bedrooms.

The property benefits from gas central heating and double glazed throughout.

KEY FEATURES



Modern, extended end-terrace house.



Four bedrooms, one with ensuite wetroom.



Corner plot with gardens front and rear.



Driveway and single garage.



Sought after development within North Berwick.



Excellent local amenities nearby.





There is a large enclosed garden to the rear of the house with access to a useful cellar space with restricted head height. To the front of the property there is a further area of garden, a driveway and single garage with two stores to the rear.

EXTRAS

All light fittings and fitted floor coverings are included in the sale price as is the electric hob in the kitchen.





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.

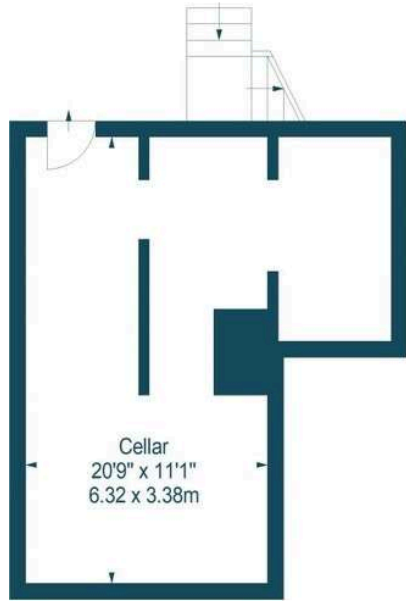
The bustling High Street offers a variety of amenities with a butcher, post office, chemist, and Co-op; and an Aldi and Tesco are located on the East side of the town.

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.

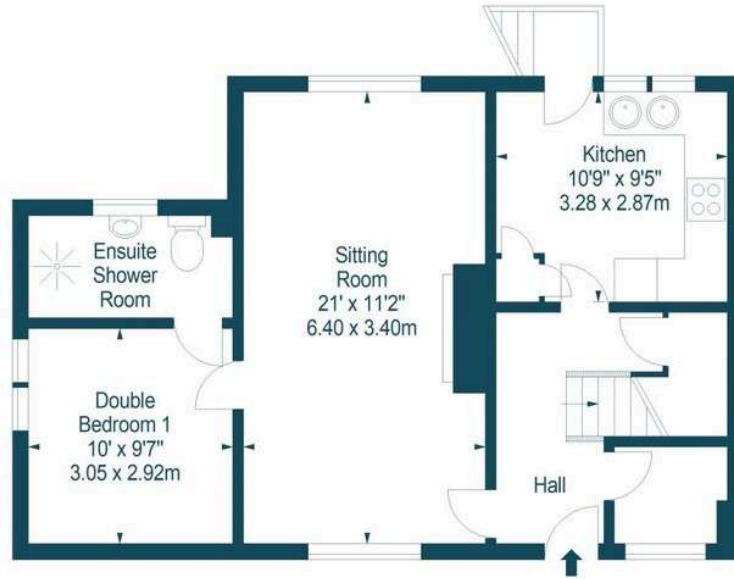
Reputable local primary and secondary schooling including North Berwick High School are within walking distance. There is private schooling at Compass in Haddington, Belhaven Hill in Dunbar, and Loretto in Musselburgh. Edinburgh schooling options are easily accessed.

Coulters local tip: Head East of North Berwick out to Seacliff Beach. There is a small toll charge to access this beautiful secluded bay but its spectacular views of the Bass Rock and Tantallon castle are worth every penny.

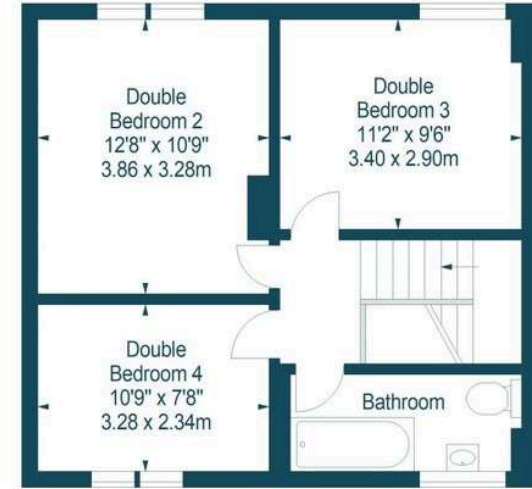




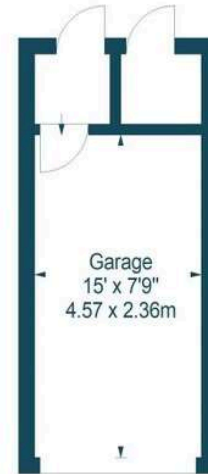
Garden Level



Ground Floor



First Floor



Garage
 Approx. Gross Internal Area
 145 Sq Ft - 13.47 Sq M
 Cellar
 Approx. Gross Internal Area
 288 Sq Ft - 26.76 Sq M

Lady Jane Gardens,
 North Berwick,
 East Lothian, EH39 4ER



Approx. Gross Internal Area
 1098 Sq Ft - 102.00 Sq M
 For identification only. Not to scale.
 © SquareFoot 2023



GET IN TOUCH

 www.coultersproperty.co.uk

 0131 603 7333

 enquiries@coultersproperty.co.uk

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.