

COULTERS[©]

65 PHILLIMORE SQUARE

NORTH BERWICK, EH39 5FP

 4 BED  2 BATH  3 PUBLIC



TAKE A LOOK INSIDE

A well presented four bedroom family home situated within the highly desirable seaside town of North Berwick.

Located in a prime residential development close to a variety of local amenities, the property benefits from a rear West facing garden with rare, private leafy outlook.

KEY FEATURES



Detached family home



Four bedrooms, one with walk-in wardrobe and ensuite



Sunny West facing garden



Driveway and garage



Located in a popular modern development



Excellent local amenities nearby





The accommodation comprises a large hallway with under stair storage and WC; a bright dining kitchen with separate utility room and French doors leading to a fully enclosed rear garden with private outlook; and well proportioned sitting room.

On the first floor there is a master bedroom with walk-in wardrobe and ensuite, three further bedrooms two with built in wardrobes and a family bathroom with modern three piece suite and separate shower.





THE LOCAL AREA

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.

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.

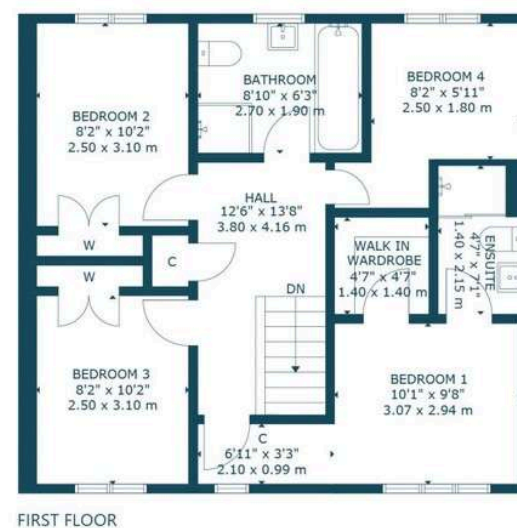
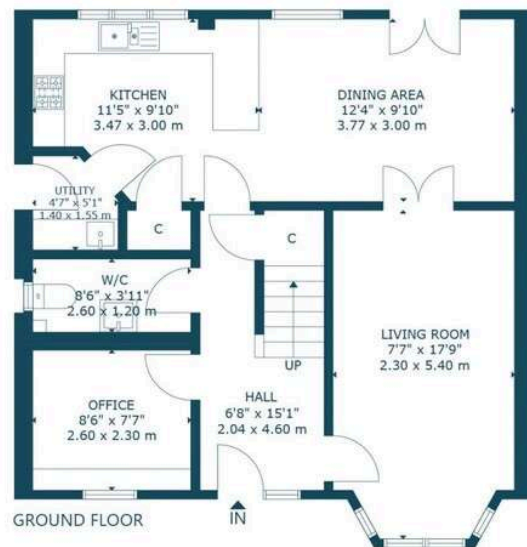
Reputable local primary and secondary schooling including North Berwick High School are close by. There is private schooling at The Compass School in Haddington, Belhaven Hill in Dunbar, and Loretto in Musselburgh. Edinburgh schooling options are easily accessed.

EXTRAS

The fitted floorcoverings, curtains, blinds and light fittings throughout are included in the sale price together with the washer/dryer, fridge and dishwasher. The estate is factored by Hacking & Paterson with an approximate fee of £30 per quarter.







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 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1,243 SQ FT / 115 SQ M
 All measurements and fixtures including doors and windows are approximate and should be independently verified.
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GET IN TOUCH

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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.