

COULTERS[©]

5 RICHARDSON CRESCENT

NORTH BERWICK, EAST LOTHIAN, EH39 5LX

 5 BED  3 BATH  2 PUBLIC



TAKE A LOOK INSIDE

Situated on the edge of a sought after modern development in the popular town of North Berwick, this beautifully presented family home provides flexible accommodation with quality finishes throughout.

The property benefits from a South facing garden to the rear with patio area and easy to maintain artificial grass. It has a double garage and large driveway with parking for multiple cars to the side, and open outlook to the front.

KEY FEATURES



Detached family home



Principle bedroom with ensuite, four further bedrooms



South facing landscaped garden



Double garage and driveway for multiple cars



Within a short walk of local train station and schools

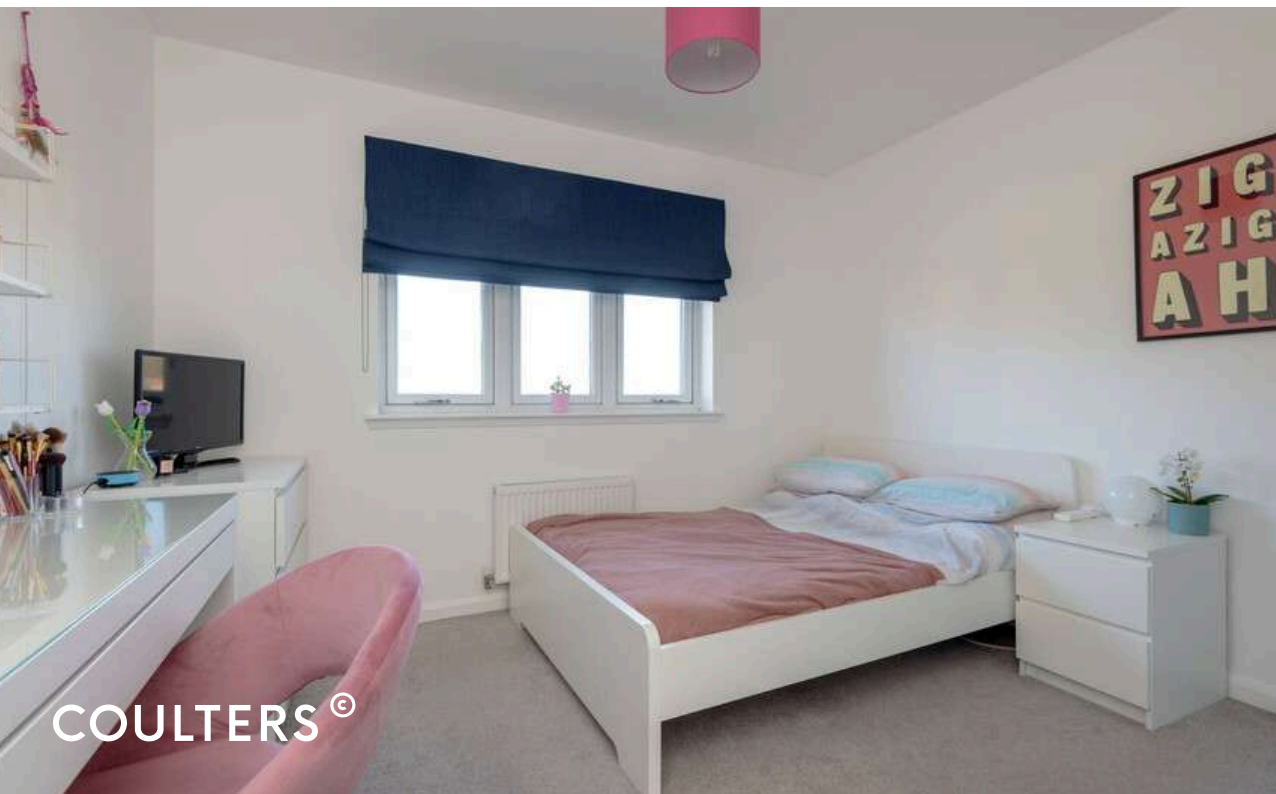


Close to all local amenities



The property comprises; welcoming hallway with WC, generous sitting room with wood burning stove, kitchen/dining/family room with breakfast bar and direct access to rear garden, utility room with useful storage and a study/bedroom 5.

On the first floor the principal bedroom has fitted wardrobes and en suite shower room, there are three further double bedrooms and family bathroom with three piece suite and 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. 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 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 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 light fittings, curtains, blinds and white goods in the kitchen and utility room included in the sale.

There are annual fees for the care of the communal grounds payable to Scottish Woodlands which are approximately £180 and to Ross & Liddell which are approximately £120.



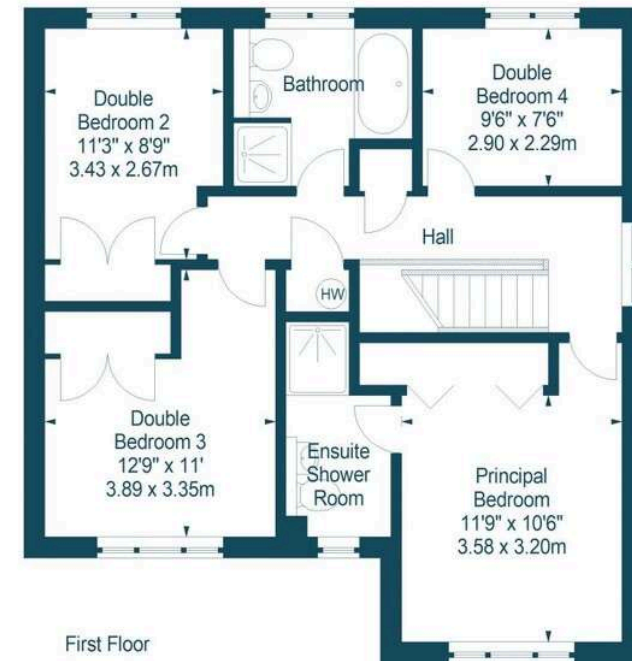
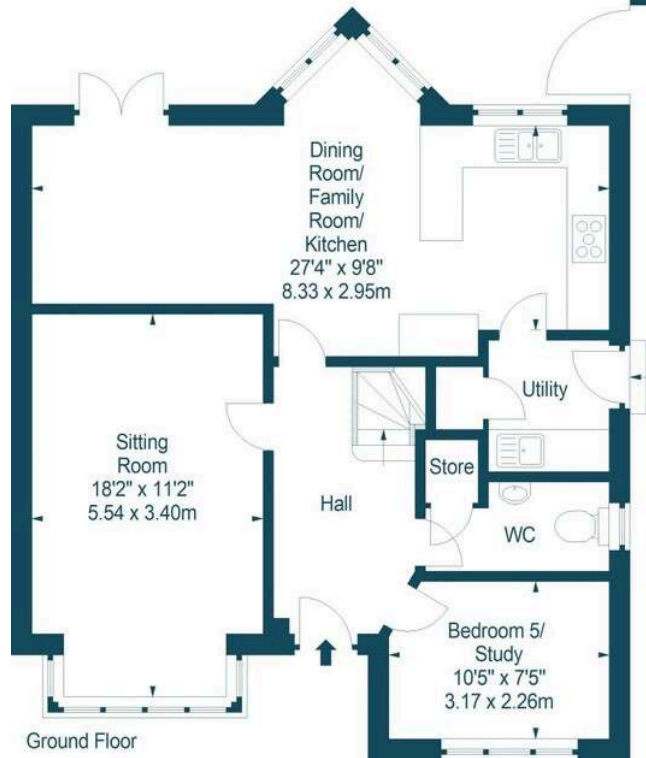
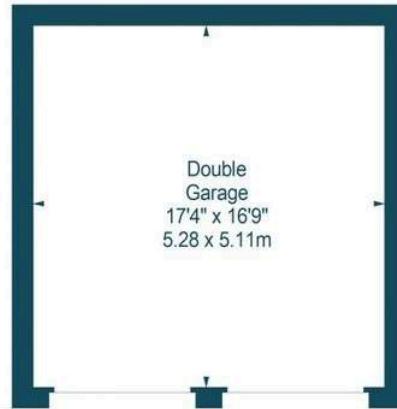
Richardson Crescent,
North Berwick,
East Lothian, EH39 5LX



Approx. Gross Internal Area
1484 Sq Ft - 137.86 Sq M
Garage

Approx. Gross Internal Area
289 Sq Ft - 26.85 Sq M

For identification only. Not to scale.
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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.