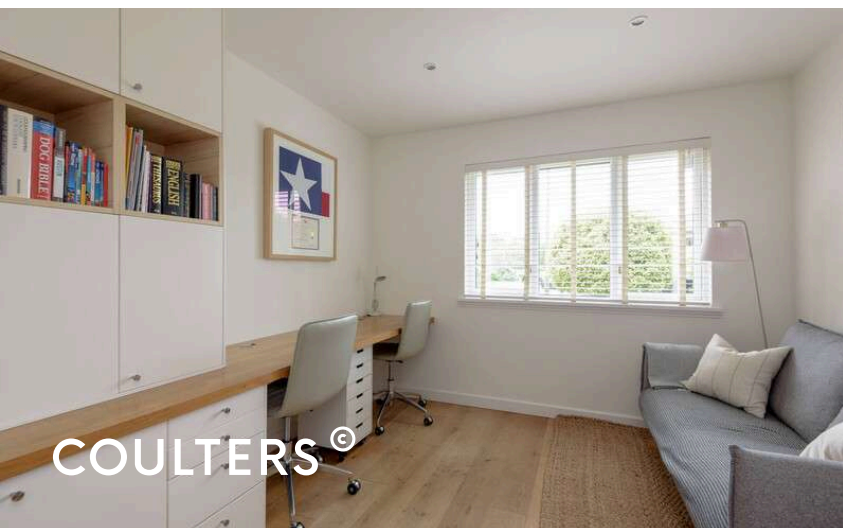


COULTERS[©]

41 BEN SAYERS PARK

NORTH BERWICK, EH39 5PT

 5 BED  2 BATH  2 PUBLIC









TAKE A LOOK INSIDE

A generous and well maintained detached modern family home with high ceilings and light decoration. The property has been extended to create a large kitchen/dining/family room which opens directly to the South facing garden with excellent privacy. Quality finishes throughout with an appealing and flexible layout.

Set in a popular and established small estate with an integrated double garage, mature planting to the front garden area with a generous driveway, the large rear garden has a South facing aspect and provides excellent privacy with a stone patio, lawn and planted borders.

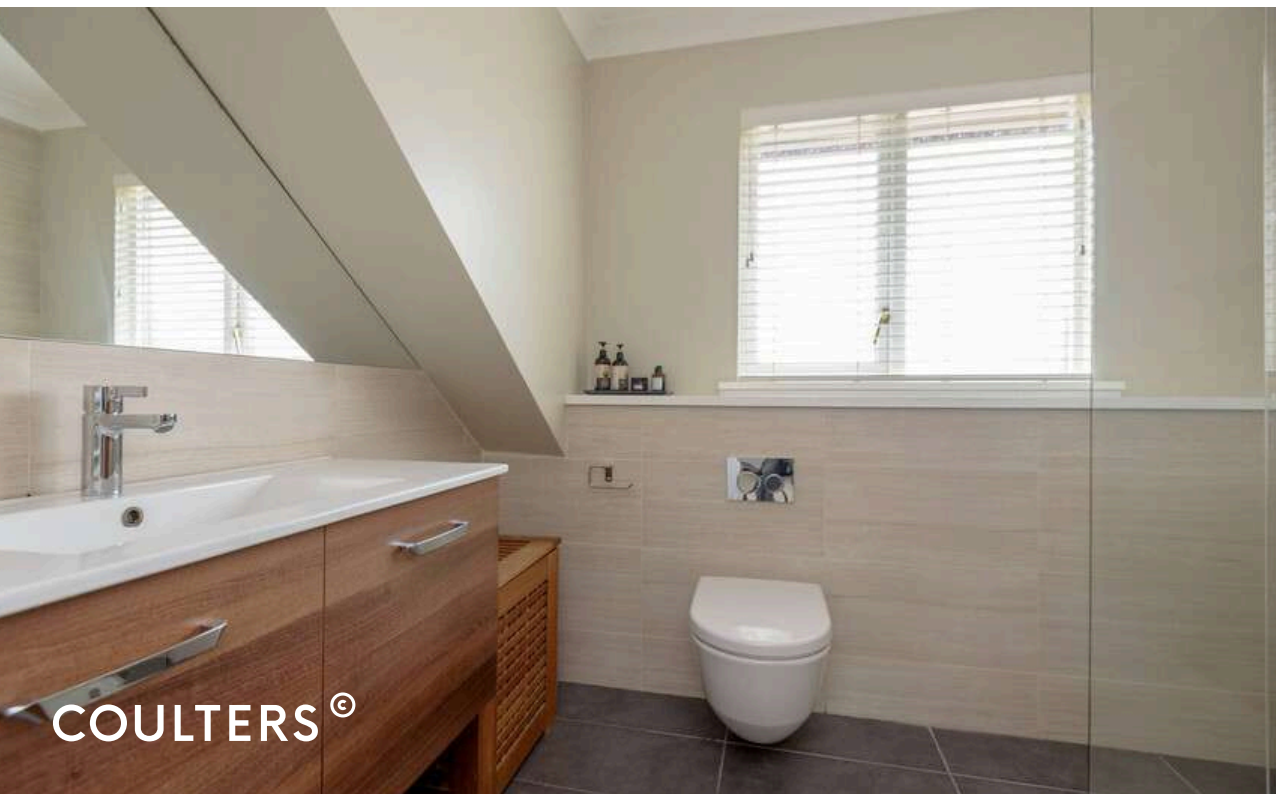
KEY FEATURES

-  Generous extended modern house with appealing layout
-  Large South facing garden with excellent privacy
-  Sought after established residential area
-  5 double bedrooms
-  Driveway and integrated double garage
-  Walking distance of schools, shops, park & beach



The accommodation comprises welcoming entrance hallway; double aspect sitting room with an open fire providing an attractive focal point; the large kitchen/dining/family room has been cleverly planned and offers ample room for relaxing and dining with a contemporary kitchen area providing excellent storage and an island unit; utility room with door to the side; study/double bedroom 5 and a useful cloakroom with WC. Upstairs the principal bedroom benefits from excellent storage and a modern en suite shower room; three further double bedrooms a family bathroom with separate shower and walk in storage cupboard. The property benefits from gas central heating and is double glazed throughout.





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 locals working in the city, and the regular train service from North Berwick to Edinburgh allows for a convenient commute.

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. 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 The Compass School in Haddington, Belhaven Hill in Dunbar, and Loretto in Musselburgh. Edinburgh schooling options are easily accessed.

EXTRAS

All integrated appliances, light fittings, blinds, curtains and fitted floor coverings are included in the sale price.



Ben Sayers Park,
North Berwick,
East Lothian, EH39 5PT



Approx. Gross Internal Area
2557 Sq Ft - 237.55 Sq M
(Including Garage)
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.