

COULTERS<sup>©</sup>

# 39 DOUGLAS MARCHES

NORTH BERWICK, EH39 5LZ

 5 BED  3 BATH  3 PUBLIC





## TAKE A LOOK INSIDE

A superb five bedroom detached family home situated within a desirable modern development in the popular seaside town of North Berwick.

This well presented property offers bright and spacious accommodation throughout and benefits from a double garage, double driveway and landscaped rear garden incorporating fully insulated home office with internet, electricity and heating.

## KEY FEATURES



Detached family home



5 double bedrooms



Landscaped rear garden with home office



Double garage and double driveway



Walking distance of local school and train station



Close to all local amenities

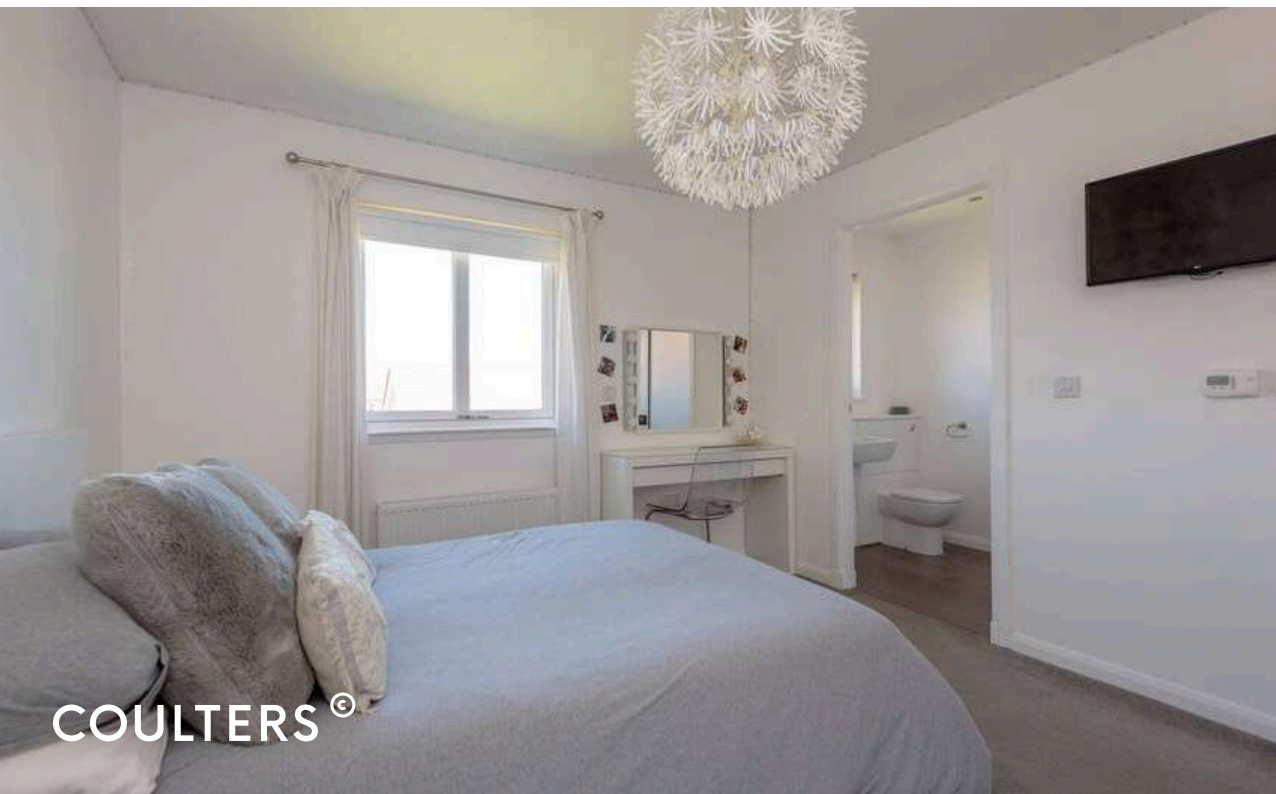


The property which is located within close proximity of a cycle path and play park comprises; a welcoming entrance hall, spacious sitting room, family room with patio doors to the rear and a large stylish dining kitchen with separate utility room which leads to the rear garden.

On the first floor the principal bedroom boasts a spacious walk in wardrobe and ensuite shower room, four further double bedrooms with built in wardrobes - one of which has an ensuite, a family bathroom with three piece suite and separate shower, and a floored attic with Ramsay ladder.







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

## EXTRAS

All light fittings, window coverings, fitted flooring and integrated appliances are 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.



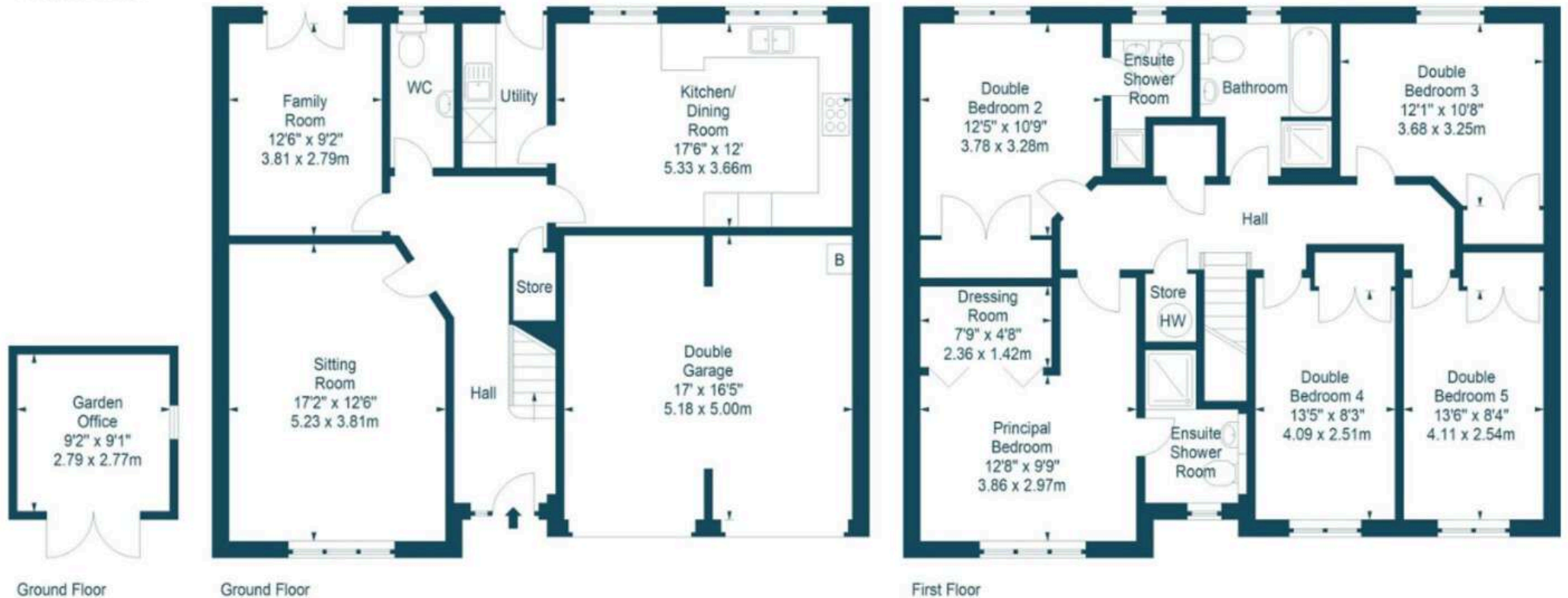


Douglas Marches,  
North Berwick,  
East Lothian, EH39 5LZ



Approx. Gross Internal Area  
2185 Sq Ft - 202.99 Sq M  
(Including Double Garage)  
Garden Office

Approx. Gross Internal Area  
83 Sq Ft - 7.71 Sq M  
For identification only. Not to scale.  
© SquareFoot 2024



## GET IN TOUCH

[www.coultersproperty.co.uk](http://www.coultersproperty.co.uk)

01620 671 837

[enquiries@coultersproperty.co.uk](mailto: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.