

COULTERS[©]

17 MOFFAT PLACE

NORTH BERWICK, EAST LoTHIAN, EH39 4SD

 5 BED  3 BATH  2 PUBLIC



TAKE A LOOK INSIDE

An exceptional five bedroom detached family home situated on a corner plot with open outlook in this desirable North Berwick Development.

This immaculately presented property is within walking distance of the train station and local schools, and benefits from a double garage with electric door, driveway for multiple cars, and West facing rear garden with mature borders patio area, Garden Room with Bi-fold doors, greenhouse and shed.

KEY FEATURES



Detached family home on corner plot



Five double bedrooms, two with ensuite



Sunny private West facing garden



Double garage and large driveway for multiple cars



Within a short walk of local train station and schools



Garden room





The property comprises; a welcoming entrance hall, spacious sitting room with triple aspect windows and electric fire, kitchen/dining/family room with breakfast bar, integrated microwave, eye level oven and 5 ring gas hob. The dining area benefits from Bi-fold doors to the rear garden and there is a separate utility room.

On the first floor the principal bedroom boasts fitted wardrobes and an ensuite shower room, there are four further bedrooms - one of which has an ensuite, and a 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; yaught 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 Compass in Haddington, Belhaven Hill in Dunbar, and Loretto in Musselburgh. Edinburgh schooling options are easily accessed.

EXTRAS

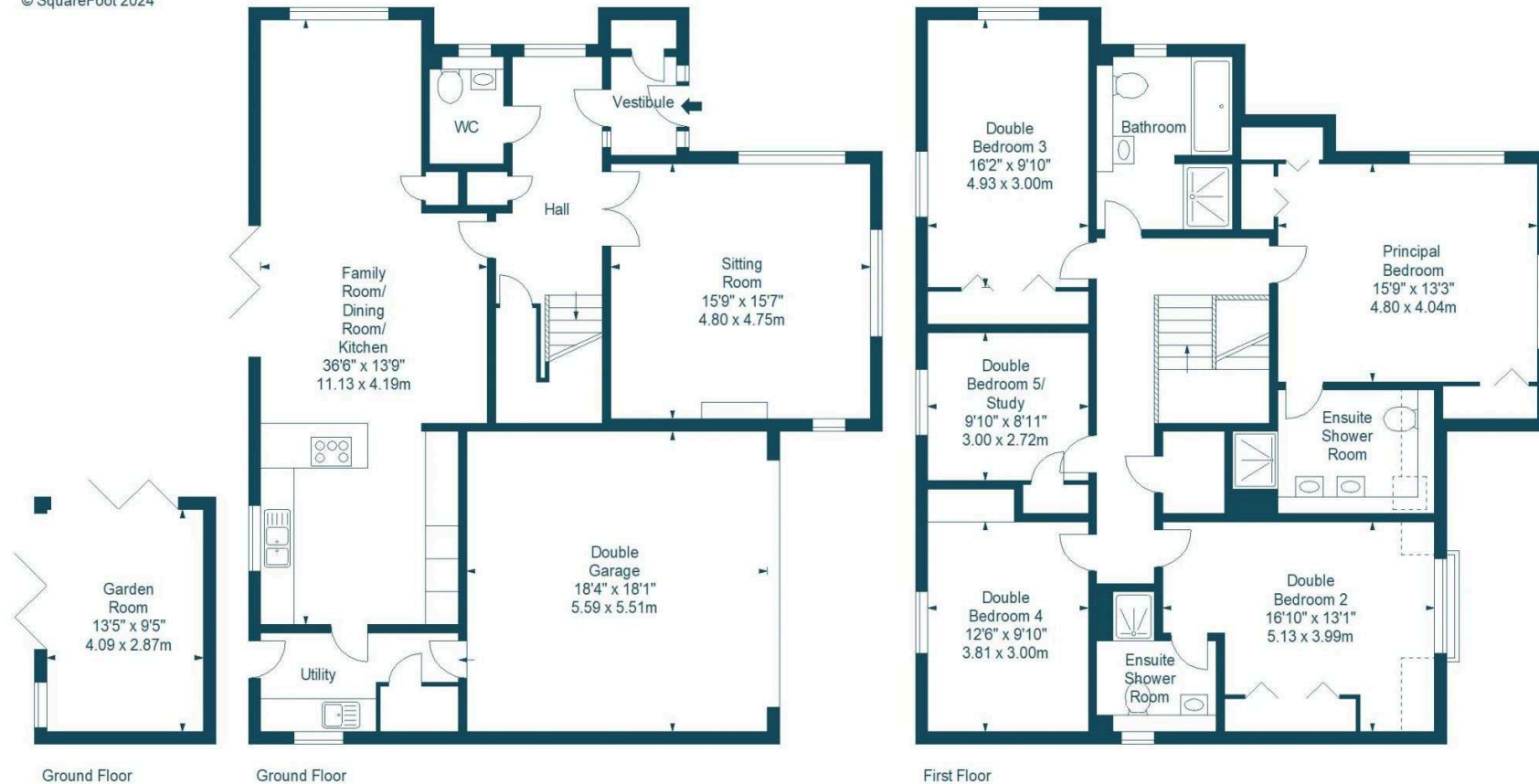
All integrated appliances and window coverings are included in the sale. Light fittings in living room and principal bedroom, and free standing washing machine are excluded from the sale.

There are annual factor fees for the care of the communal grounds payable to Ross & Liddell which are approximately £370 per annum.

Moffat Place,
North Berwick,
East Lothian, EH39 4SD



Approx. Gross Internal Area
2665 Sq Ft - 247.58 Sq M
(Including Garage)
Garden Room
Approx. Gross Internal Area
128 Sq Ft - 11.89 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.