

COULTERS<sup>©</sup>

# 1 BANK STREET

NORTH BERWICK, EAST LOTHIAN, EH39 4NY

 3 BED  2 BATH  2 PUBLIC





## TAKE A LOOK INSIDE

Rarely available period semi detached house presented in excellent condition throughout with an appealing layout, wonderful sea views and an enclosed sheltered garden. The sheltered South facing garden provides excellent privacy with an area of lawn, patio and mature well stocked borders. To the front and side there are further planted beds and a gate gives access to the rear garden.

The property is located in the heart of the sought after seaside town of North Berwick, local amenities, the train station and beach are all within easy walking distance.

## KEY FEATURES



Charming rarely available period semi detached home



Three double bedrooms



Enclosed sheltered garden



On street parking



Stunning sea views



Excellent local amenities nearby



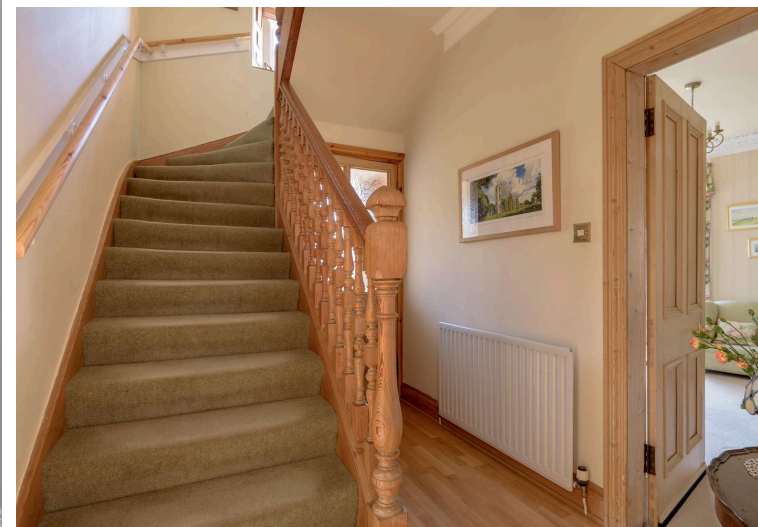
EPC Rating - D



Council Tax Band - F







The property comprises; vestibule with tiled floor; welcoming entrance hall with original staircase; stunning sitting room boasting a bay window with fitted seat maximising the open sea views, and a fireplace providing an attractive focal point; kitchen/dining/family room with breakfast bar area and an excellent selection of bespoke painted units providing ample storage, generous space for a large dining table, and patio doors which lead directly to the garden, the family room has an attractive gas stove; a useful utility room with WC off is accessed from the kitchen area.

On the first floor a generous landing leads to the three double bedrooms, one of which also has sea views, family bathroom, and a separate shower room accessed from the landing.

The property has double glazing throughout and gas central heating.







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

## EXTRAS

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

**HOME REPORT VALUATION: £625,000**



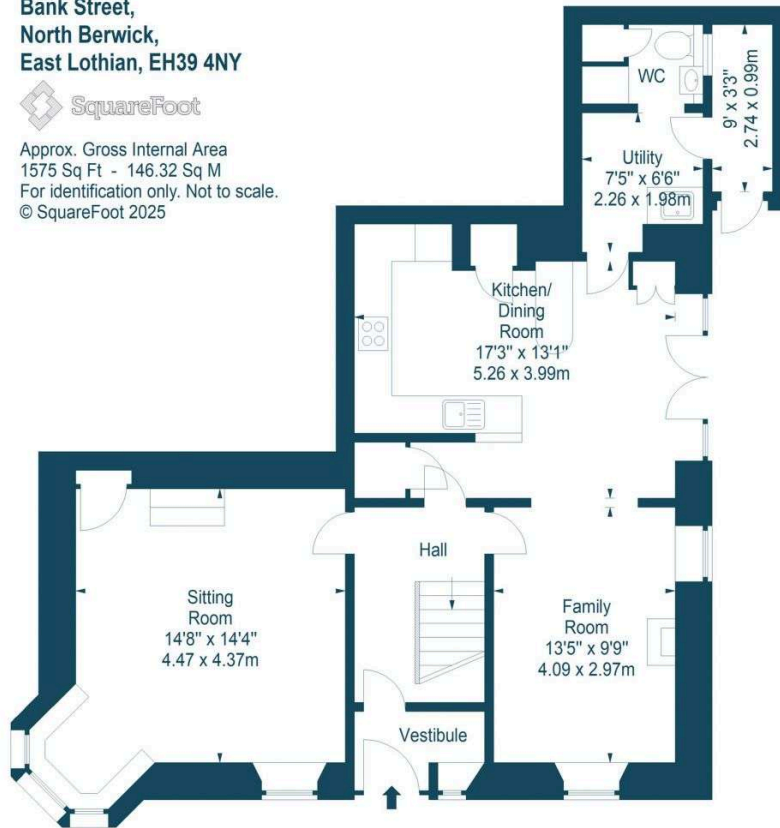




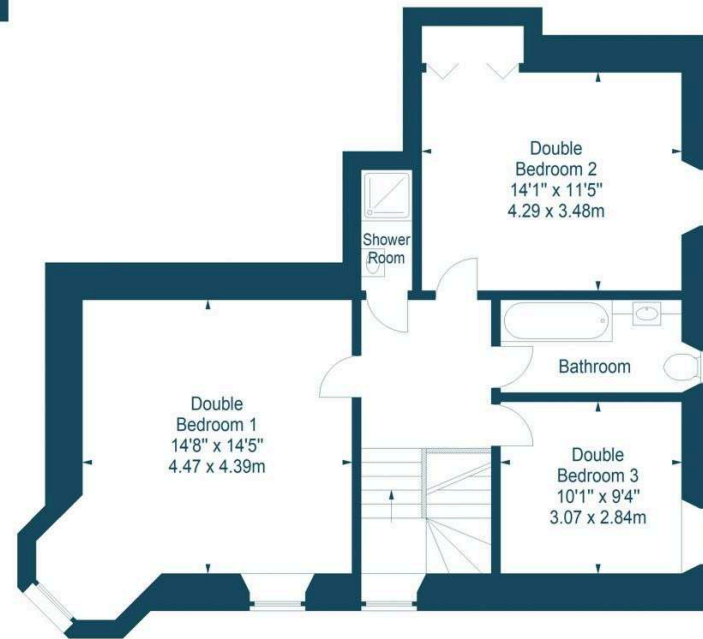
Bank Street,  
North Berwick,  
East Lothian, EH39 4NY



Approx. Gross Internal Area  
1575 Sq Ft - 146.32 Sq M  
For identification only. Not to scale.  
© SquareFoot 2025



Ground Floor



First Floor

## 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.