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30 STAIR PARK

NORTH BERWICK, EAST LoTHIAN, EH39 4DD

 4 BED  2 BATH  3 PUBLIC



TAKE A LOOK INSIDE

30 Stair Park is an exceptional detached family home situated in the centre of highly desirable North Berwick, within walking distance of all local amenities including the train station and local schools. The house sits on a corner plot with a landscaped South West facing rear garden, double driveway and garage.

On the ground floor there is an enclosed porch with shoe storage and solid oak shelving, the welcoming entrance hallway leads to a beautifully presented and spacious sitting room with open gas fire & black polished stone hearth with over mantel mirror; built-in storage and solid oak shelving; dimmable LED lighting and French door access to the rear garden.

The Ashley Ann 'Caledonia' kitchen boasts Silestone Quartz worktops; carousel shelving; integrated solid oak shelving; double Neff 'Slide & Hide' ovens; Neff microwave & warming drawer; Bosch integrated dishwasher and a wine fridge.

There is also a separate utility room with direct access to the garage.

KEY FEATURES



Exceptional family home in town centre



South West facing, landscaped rear garden



Within a short walk of local train station and schools



EPC Rating - C



Four generous double bedrooms



Double driveway and garage



High specification throughout



Council Tax Band - G



Through sliding doors from the kitchen lies the beautifully presented dining/sitting room with recessed oversize glazed pocket doors; lit shelving alcove; walk-in pantry with solid oak shelving; remote controlled Gazco Gas stove & black polished stone hearth.

There is an additional family room/snug/home office which also provides direct access through French doors out to the rear garden and patio area with the benefit of a solid oak work desk; integrated LED lighting & shelving.

There is a cloakroom with storage & WC along with additional under stair storage.



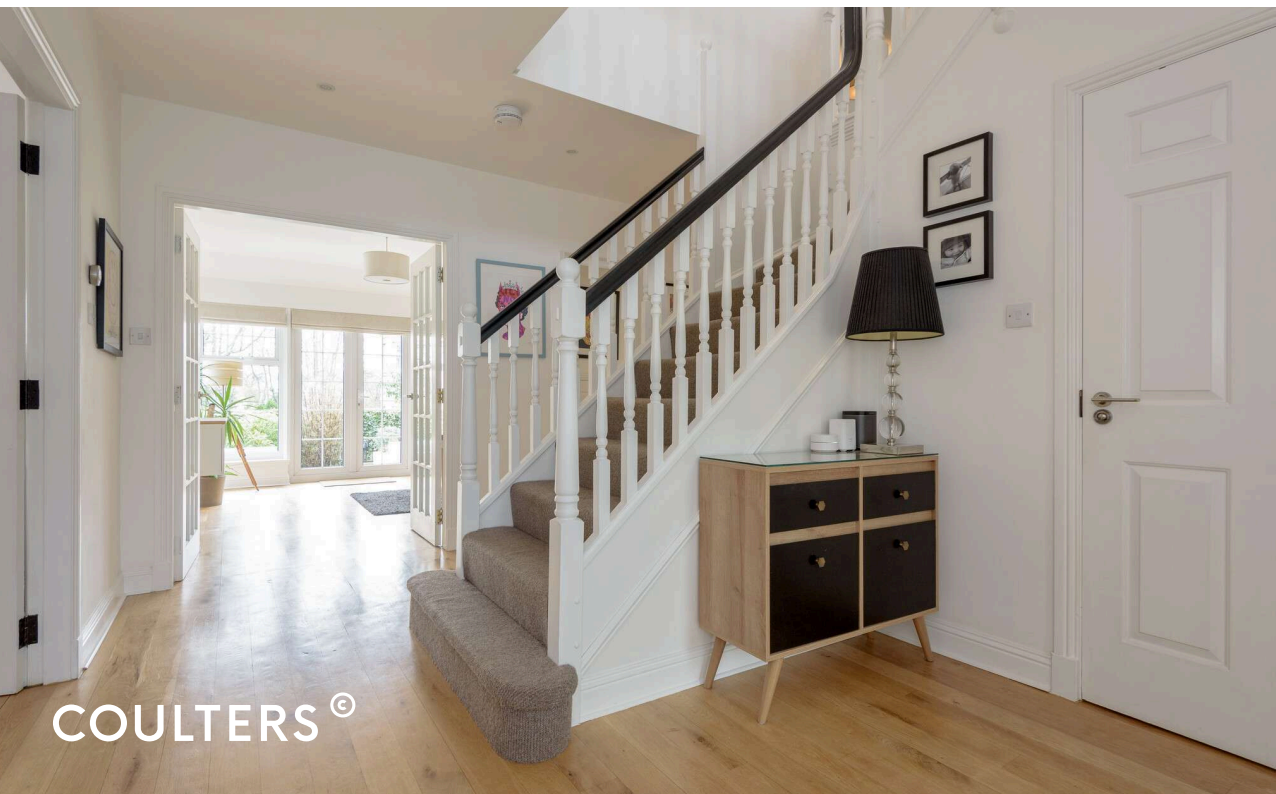


MORE INFORMATION

Wool carpeted stairs lead to the first floor where a bright open hallway/library provides an idyllic seating area and useful storage. The principal bedroom benefits from built in wardrobes and a large ensuite bathroom with underfloor heating & heated LED vanity mirror; there are three further generous double bedrooms all with solid oak flooring and built-in wardrobes, a family bathroom with underfloor heating; freestanding bath and separate shower. The attic is partially floored with power & lighting.

To the front of the property there is a double driveway providing parking for up to 4 cars, a single garage with remote controlled door; overhead storage and a laundry pulley.

The landscaped front garden benefits from a power outlet and secure side access to the landscaped rear garden with raised patio area finished in black limestone with built in seating and rendered planters, a separate BBQ area with integrated seating and planters, and additional generous garden storage/workshop with power & lighting.







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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 here.

EXTRAS

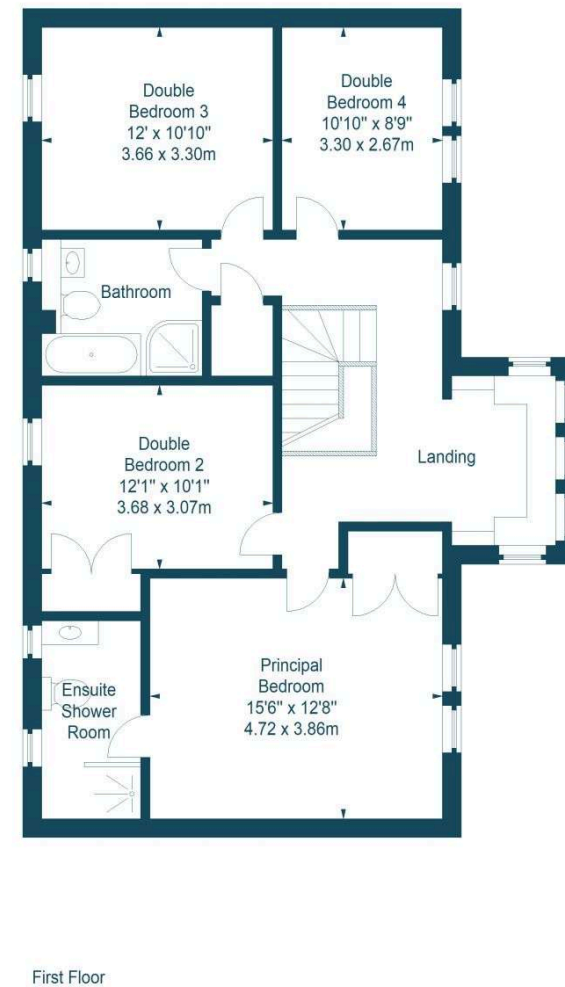
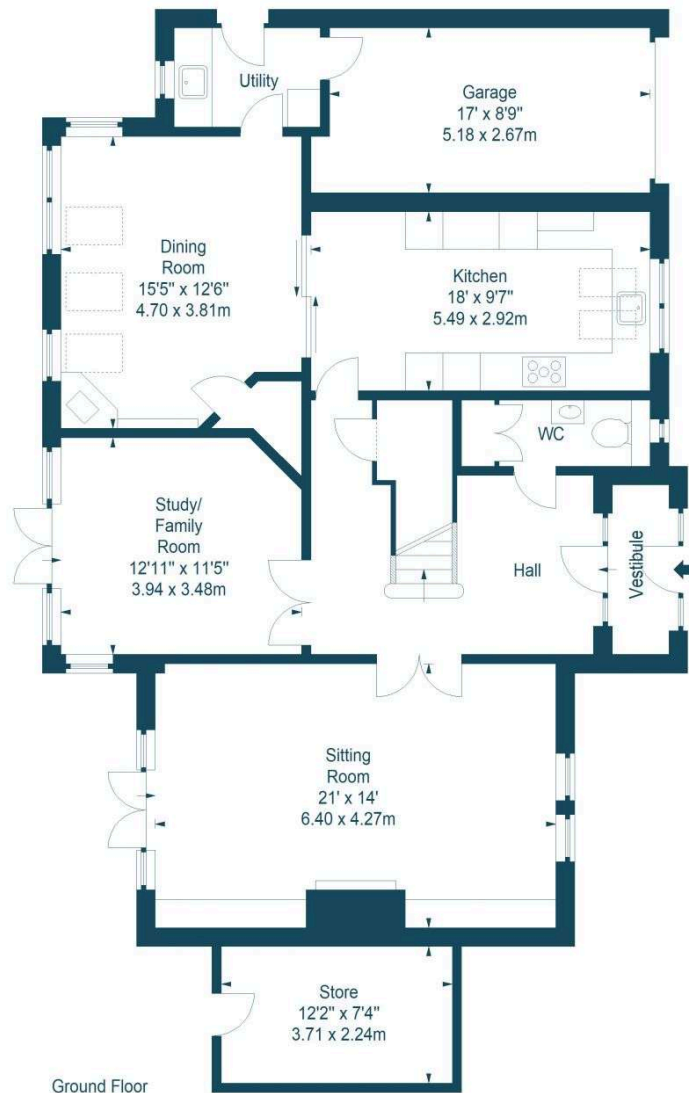
All integrated appliances, window coverings and light fittings. Wall mounted mirrors in kitchen/dining room are included, all other wall mounted mirrors are excluded from the sale.

HOME REPORT VALUATION: £850,000

Stair Park,
North Berwick,
East Lothian, EH39 4DD



Approx. Gross Internal Area
2276 Sq Ft - 211.44 Sq M
(Including Garage)
Store
Approx. Gross Internal Area
89 Sq Ft - 8.27 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.