

COULTERS[©]

17 SOUTH HAMILTON ROAD

NORTH BERWICK, EAST LoTHIAN, EH39 4NJ

 3 BED  2 BATH  3 PUBLIC



TAKE A LOOK INSIDE

Nestled in a quiet cul-de-sac in highly desirable North Berwick, 17 South Hamilton Road offers a well presented, detached home within a short walk of the train station, high street and local schooling.

This charming property offers spacious accommodation ideal for family living or the down sizer, it boasts private front and rear gardens, a gated driveway, and a garage with electric door for added convenience.

KEY FEATURES



Detached family home in desirable position



Three double bedrooms



Private front and rear gardens



Driveway and garage



Within a short walk of all local amenities and train station



Downstairs bedroom and shower room



EPC Rating - D



Council Tax Band - G





The accommodation comprises; welcoming entrance hallway, light filled sitting room with double aspect windows and feature fireplace, dining/garden room allowing direct access to the rear garden; dining kitchen with gas hob, double oven and integrated fridge freezer; utility room with access to driveway; large downstairs shower room and downstairs double bedroom.

On the first floor the principal bedroom benefits from an ensuite bathroom and double fitted wardrobes, there is an additional double bedroom with double fitted wardrobes and further eaves storage.





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, light fittings, floor coverings are included in the sale. Window coverings are excluded.

HOME REPORT VALUATION: £760,000

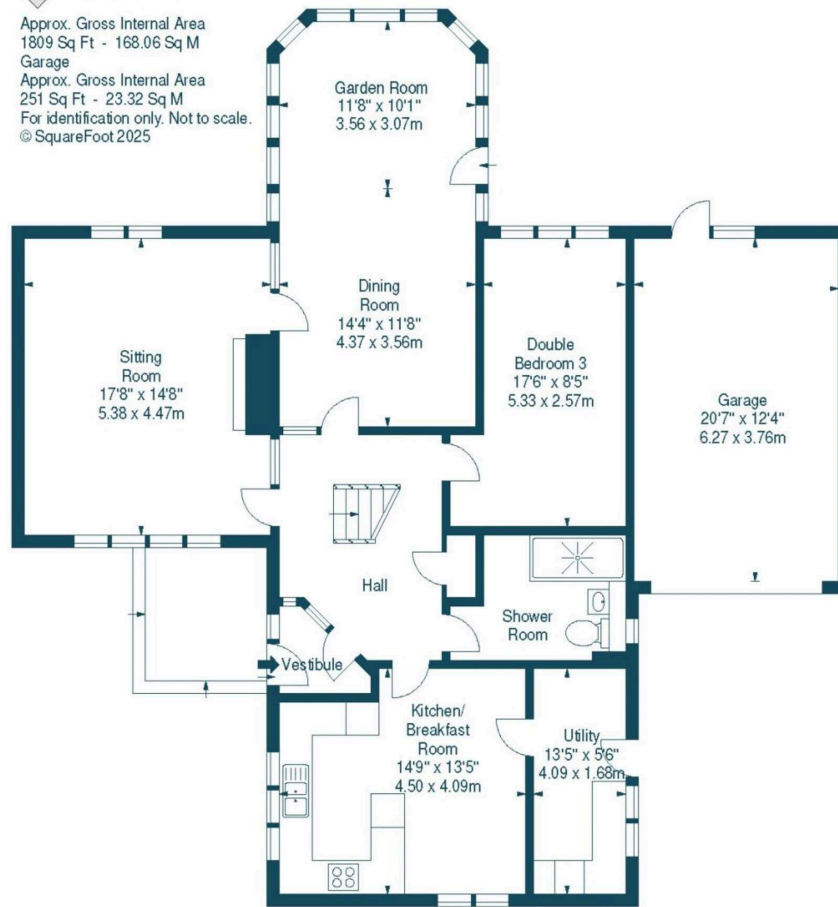




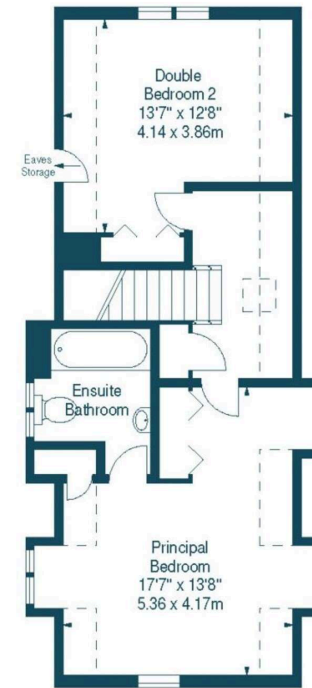
South Hamilton Road,
North Berwick,
East Lothian, EH39 4NJ



Approx. Gross Internal Area
1809 Sq Ft - 168.06 Sq M
Garage
Approx. Gross Internal Area
251 Sq Ft - 23.32 Sq M
For identification only. Not to scale.
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Ground Floor



First Floor

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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.