

COULTERS<sup>©</sup>

# 20 MEIKLEHAM NOOK

NORTH BERWICK, EAST LoTHIAN, EH39 5FF

 4 BED  3 BATH  1 PUBLIC





## TAKE A LOOK INSIDE

Stylish and well presented 4 bedroom detached family home situated on a corner plot with open outlook in this desirable North Berwick Development.

This modern Cala property is within walking distance of the train station and local schools, and benefits from a single garage with driveway parking, the rear garden is mainly walled, has been landscaped and has an open outlook towards North Berwick Law.

There is a generous Garden studio with power and light that could be used in a variety of ways and adds to the appeal of this lovely home.

## KEY FEATURES



Detached modern Cala family home



Landscaped enclosed garden on corner plot



Within a short walk of local train station and schools



EPC Rating - B



Four double bedrooms with two en suites



Driveway and single garage



Quality garden studio suitable for a variety of uses



Council Tax Band - G





The property comprises; a welcoming entrance hall, cloakroom with WC and cupboard off; spacious sitting room to the front with triple windows; kitchen/dining/family room with an excellent selection of fitted units, breakfast bar, and ample room for dining and relaxing, patio doors lead directly to the garden; there is a separate utility room.

On the first floor the principal bedroom boasts fitted wardrobes and an ensuite shower room; there are three further bedrooms - one of which has an ensuite, and a family bathroom with three piece suite and separate shower.

The property benefits from gas central heating and double glazing.







## 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.

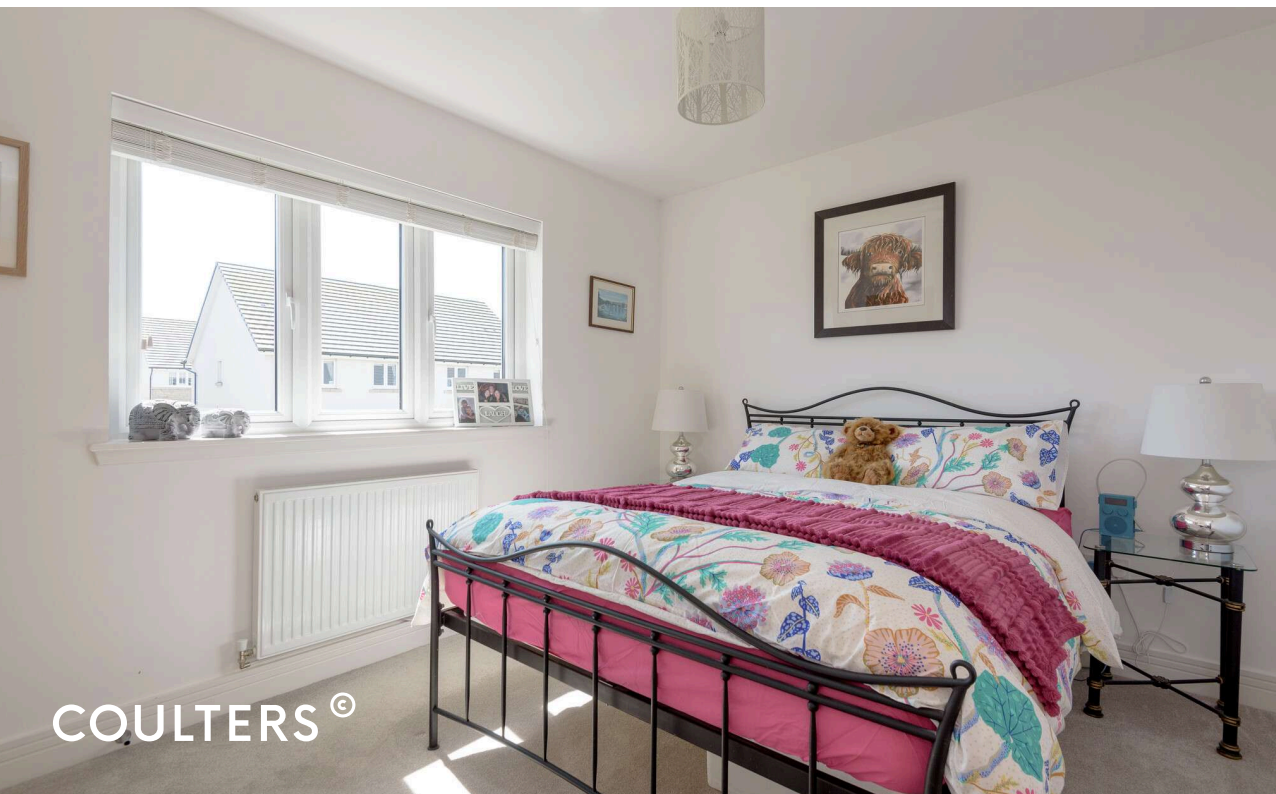
The bustling High Street offers a variety of amenities with a butcher, post office, chemist, and Co-op; and an Aldi and Tesco are located on the East side of the town.

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 and window coverings are included in the sale.

There are annual fees for the care of the communal grounds payable to Scottish Woodlands which are approximately £165 and to Ross & Liddell which are approximately £160









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North Berwick,  
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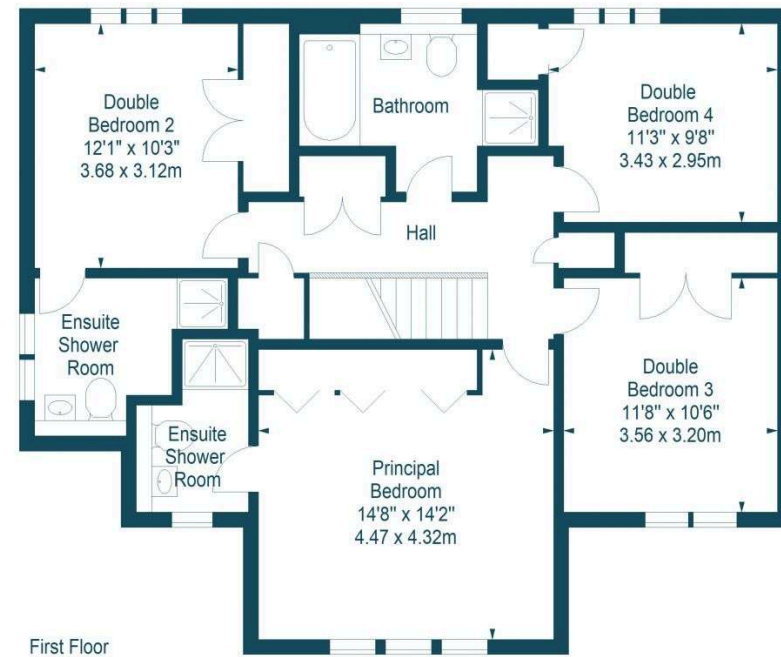
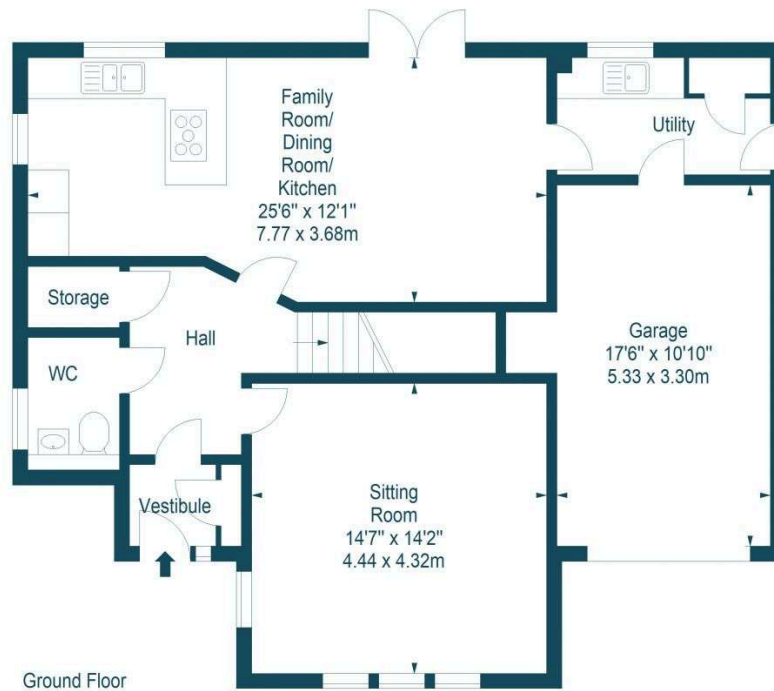


Approx. Gross Internal Area  
1896 Sq Ft - 176.14 Sq M  
(Including Garage)  
Garden Room

Approx. Gross Internal Area  
116 Sq Ft - 10.78 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.