

COULTERS<sup>©</sup>

# 24 GILSLAND GRANGE

NORTH BERWICK, EAST LoTHIAN, EH39 5HZ

 5 BED  3 BATH  2 PUBLIC



## TAKE A LOOK INSIDE

A beautifully presented five bedroom detached family home occupying a generous corner plot within a highly sought after modern development in central North Berwick. Just a short walk from the train station and local schools, the property is perfectly positioned for both convenience and lifestyle.

The home features a fully landscaped rear garden, offering a private outlook enclosed by a surrounding wall.

## KEY FEATURES



Detached family home in desirable position



Five double bedrooms, two with ensuite



Private enclosed garden to the rear



Double garage and double driveway



Within a short walk of local train station and schools



Reputable local primary and secondary schools



EPC Rating - C



Council Tax Band - G

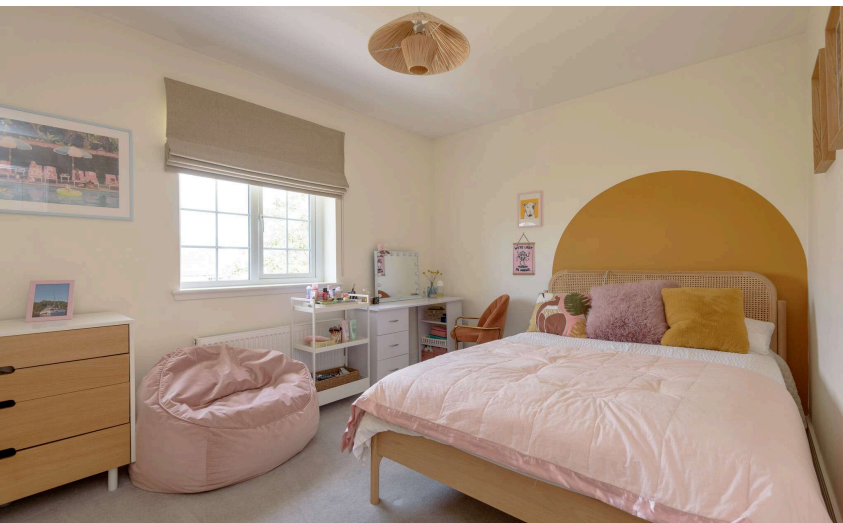


The property comprises; welcoming entrance hallway with vestibule and WC; spacious sitting room with triple aspect windows with fitted blinds and wood burning stove; open plan kitchen/dining/family room with an excellent selection of fitted units, double oven and breakfast bar with gas hob, the family area allows seamless access to the enclosed rear garden. A separate utility room provides practical access to the double garage.

Upstairs, the principal bedroom boasts two fitted wardrobes and a modern shower room. Four additional well-proportioned bedrooms all feature built in wardrobes, with one further en-suite, making it an ideal layout for growing families or hosting guests, a family bathroom with three piece suite and separate shower completes the accommodation on this floor. Additional benefits include full double glazing and efficient 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 and window coverings are included in the sale.

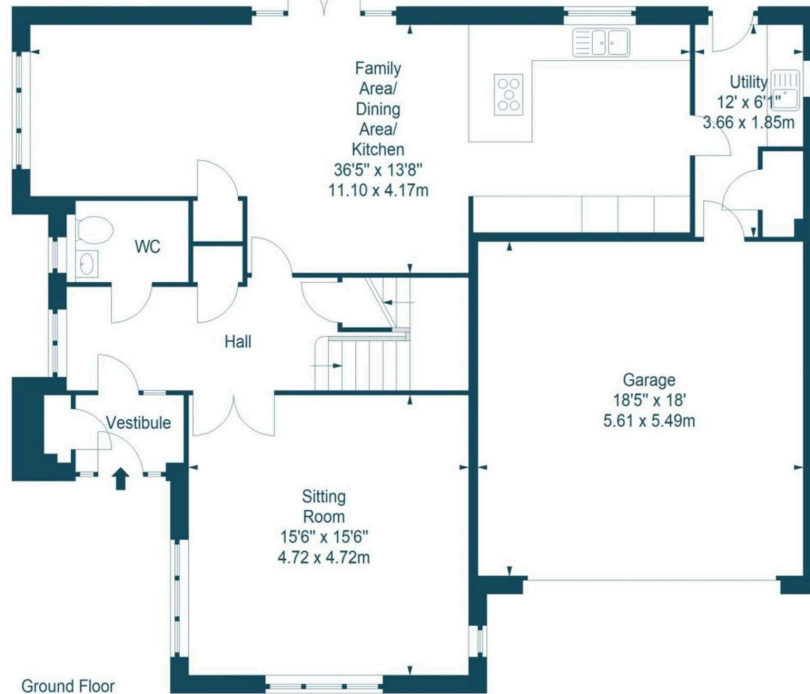
There are annual fees for the care of the communal grounds payable to Ross and Liddel which are approximately £240



Gilsland Grange,  
North Berwick,  
East Lothian, EH39 5HZ



Approx. Gross Internal Area  
2596 Sq Ft - 241.17 Sq M  
(Including Garage)  
For identification only. Not to scale.  
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## GET IN TOUCH



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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.