

COULTERS<sup>©</sup>

# 17 LADY JANE GARDENS

NORTH BERWICK, EH39 4ER

 3 BED  1 BATH  1 PUBLIC





VIRTUALLY STAGED IMAGE

## TAKE A LOOK INSIDE

Forming part of an established development, 17 Lady Jane Gardens is an appealing three bedroom mid terraced house with lovely sea views, private gardens and a garage.

The property is peacefully situated in the highly desirable seaside town of North Berwick, close to the excellent primary and secondary schools and within easy walking distance of the sports centre, town centre and beaches.

## KEY FEATURES



Modern, well proportioned accommodation



Three double bedrooms and shower room



Private gardens and sea views



On street parking and single garage



Sought after development within North Berwick



Excellent local amenities nearby



EPC Rating - C



Council Tax Band - D



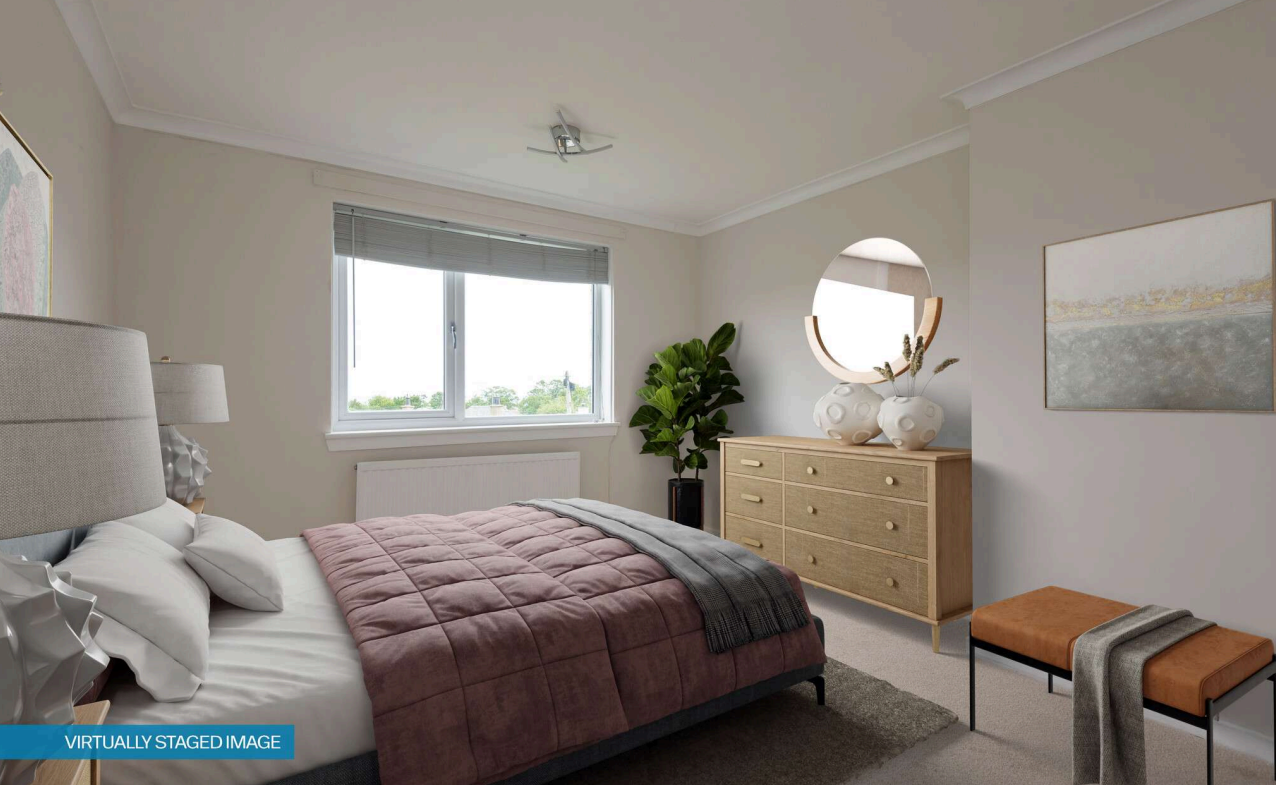




The well proportioned modern accommodation comprises - welcoming hallway with WC; bright double aspect sitting/dining room with open views; kitchen with a good selection of fitted units and direct access to rear garden.

Upstairs there are three double bedrooms and a spacious shower room. The property further benefits from gas central heating, double glazing, well stocked front and rear gardens, a private garage with additional stores and on street parking.





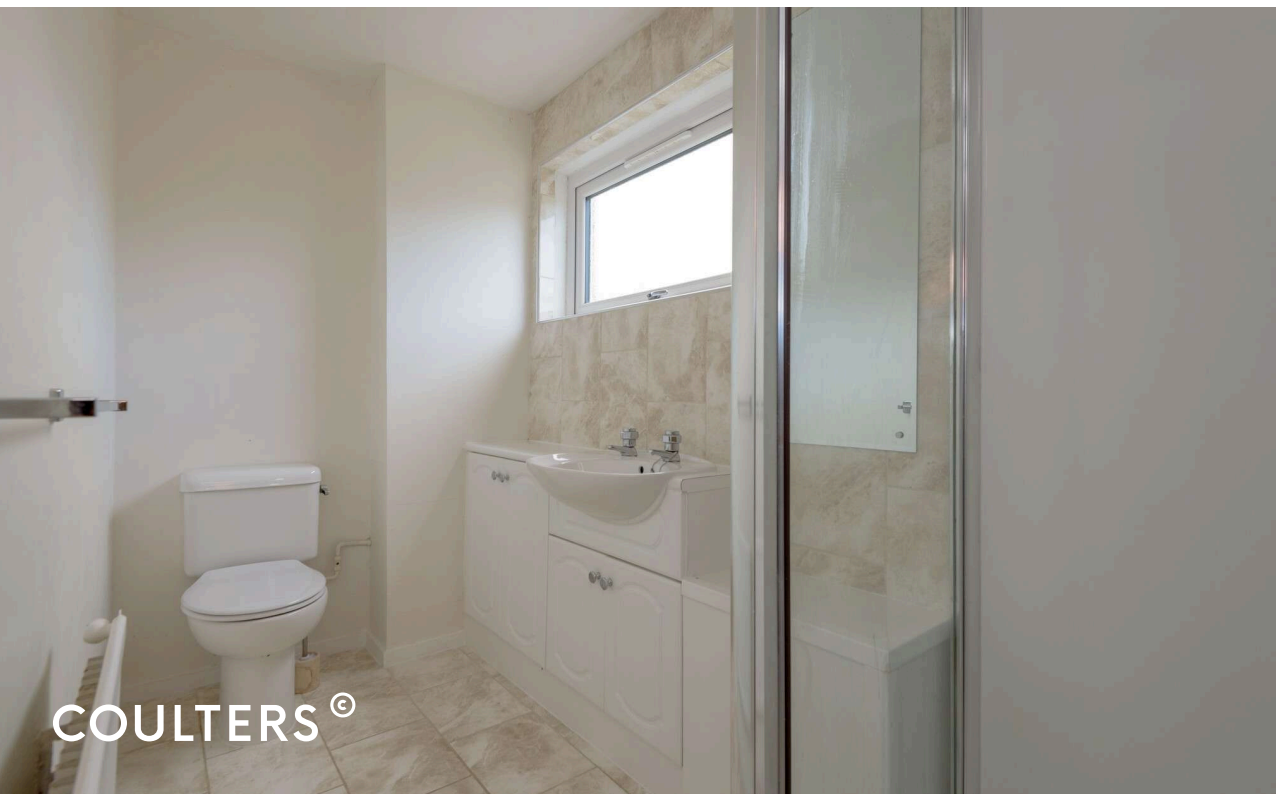
## THE LOCAL AREA

North Berwick lies on the East Lothian coast within easy commuting distance of Edinburgh and is one of the most sought-after towns in the county. It has a bustling high street, with a wide range of local shops and restaurants and there is a Tesco and Aldi supermarket on the outskirts. North Berwick has two excellent golf courses, a yacht club, rugby club, tennis courts, a swimming pool and sports centre, and a luxury spa club is situated at the Marine Hotel.

The town provides excellent local primary schooling and the well-regarded North Berwick High school. Private schooling is available at Compass in Haddington, Belhaven Hill in Dunbar, Loretto in Musselburgh with further choices available in Edinburgh. East Lothian has many fine walks by the sea and inland. Edinburgh can be reached in about 45 minutes by car or by train in half an hour and there are extensive bus services.

## EXTRAS

All fitted carpets, floor coverings, curtains, light fittings, the gas hob, oven, fridge/freezer, dishwasher and washing machine are included in the sale price.









Lady Jane Gardens,  
North Berwick,  
East Lothian, EH39 4ER



Approx. Gross Internal Area

914 Sq Ft - 84.91 Sq M

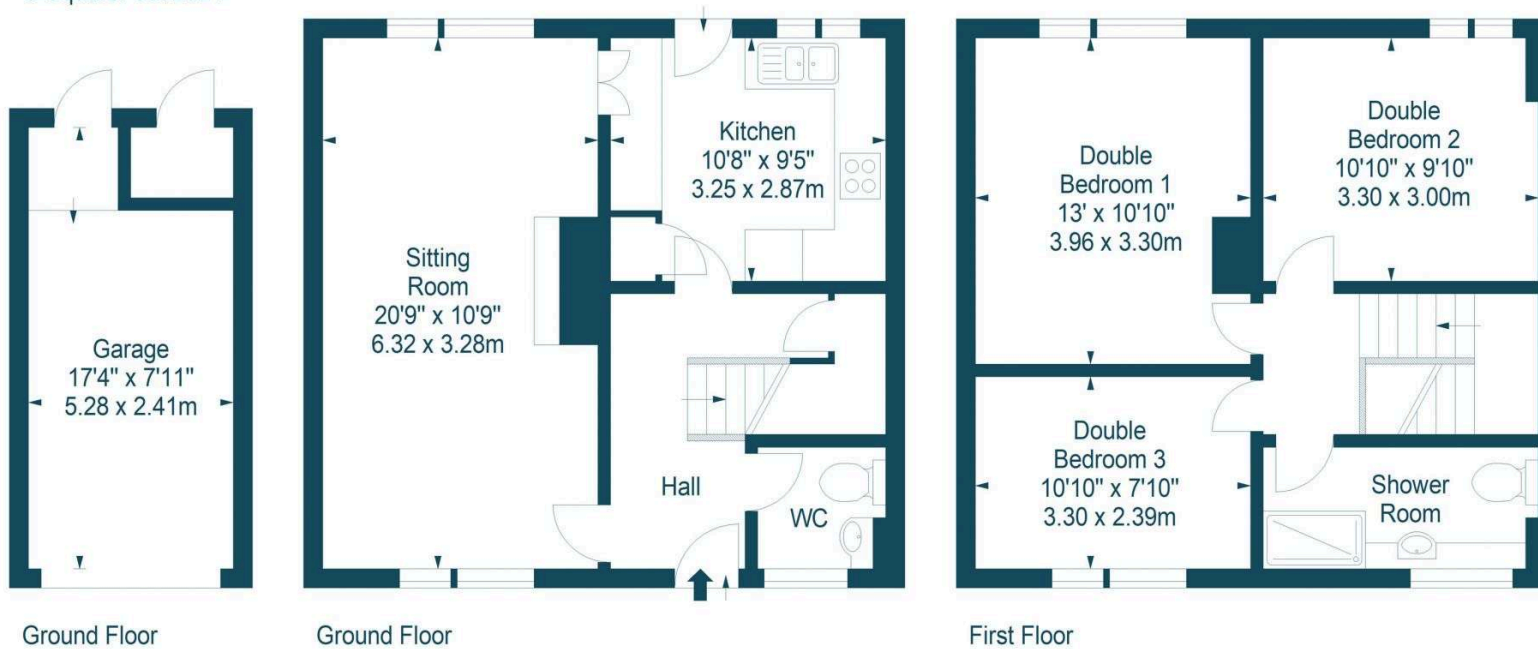
Garage

Approx. Gross Internal Area

138 Sq Ft - 12.82 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.