

COULTERS[©]

5 MACNAIR AVENUE

NORTH BERWICK, EH39 4QY

 5 BED  2 BATH  2 PUBLIC



TAKE A LOOK INSIDE

Forming part of an established development, 5 Macnair Avenue is an attractive, well proportioned 5 bedroom detached house ideally situated in the highly desirable seaside town of North Berwick, within easy reach of an excellent range of local amenities, the primary and secondary schools, the sports centre, train station and the beaches.

The property offers contemporary family accommodation, a lovely private south facing rear garden and terrace, lovely views to North Berwick Law, excellent storage throughout, a carport and ample on-street parking.

KEY FEATURES



Superb family home in town centre



Contemporary well proportioned accommodation



Five double bedrooms



Delightful south facing garden & views to North Berwick Law



Carport and on-street parking



Within a short walk of schools and local train station



EPC Rating - D



Council Tax Band - G





The well presented accommodation comprises of a spacious entrance vestibule opening to a welcoming hall; a bright south facing sitting room with a wood burning stove and French doors giving direct access to the rear garden; stylish kitchen/dining room fitted with an excellent range of units, all appliances and bi-fold doors opening to a west facing terrace; family room/study; three double bedrooms all with fitted wardrobes; utility room with storage; a family bathroom and additional shower room. Upstairs there are two further double bedrooms.





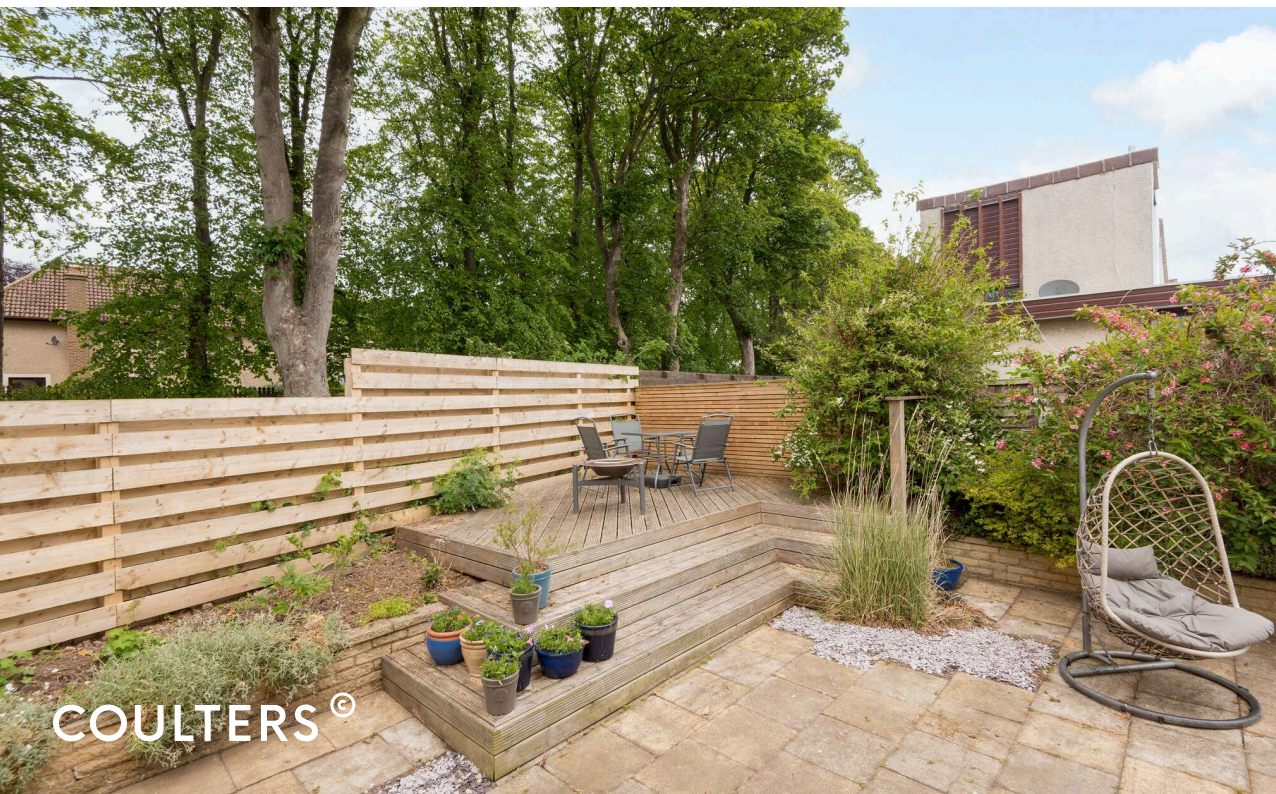
THE LOCAL AREA

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, fitted floor coverings, blinds, the induction hob, double oven with integrated microwave, fridge/freezer and dishwasher are included in the sales price.





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North Berwick,
East Lothian, EH39 4QY



Approx. Gross Internal Area
2021 Sq Ft - 187.75 Sq M
Store
Approx. Gross Internal Area
105 Sq Ft - 9.75 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.