

COULTERS®

18 FARQUHARSON REST

NORTH BERWICK, EAST LoTHIAN, EH39 5FJ

 4 BED  2 BATH  2 PUBLIC



TAKE A LOOK INSIDE

Forming part of an exclusive modern Cala development, 18 Farquharson Rest is a superb, beautifully presented 4 bedroom semi-detached house 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, railway station, town centre and beaches.

The property enjoys a lovely open outlook to the front and offers contemporary family accommodation fitted with an appealing layout, a delightful and well established south facing landscaped garden with views to North Berwick Law, an integral garage and driveway parking.

KEY FEATURES



Well proportioned home in a sought after modern development



Beautifully presented, contemporary accommodation



Four bedrooms, one with ensuite



Integral garage and driveway



South facing rear garden with views to North Berwick Law



Ideally located close to local schools and the train station



EPC Rating - C



Council Tax Band - G





The well proportioned accommodation comprises of an entrance vestibule opening to a welcoming hall with excellent storage; spacious sitting room overlooking the front; stylish kitchen/dining room fitted with a good range of units and integrated appliances; bright orangery with views to North Berwick Law and French doors opening to the rear garden; a utility room providing access to the garage and a WC.

A carpeted staircase leads to the first floor comprising of a principal bedroom with built in wardrobes and an en-suite shower room; three further double bedrooms, all with built in wardrobes, and a family bathroom.





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 busy 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, curtains, light fittings, the gas hob, extractor hood, oven, microwave, fridge/freezer, dishwasher, raised vegetable beds, small greenhouse and the plumbing/electricity for the water feature are included in the sale price. The Maze Rattan garden furniture with cushions and the swing chair are available by separate negotiation. The washing machine is excluded from the sale.

There are annual fees for the care of the communal grounds payable to Scottish Woodlands which are approximately £160 and to Ross & Liddell which are approximately £100.00

HOME REPORT VALUATION: £515,000



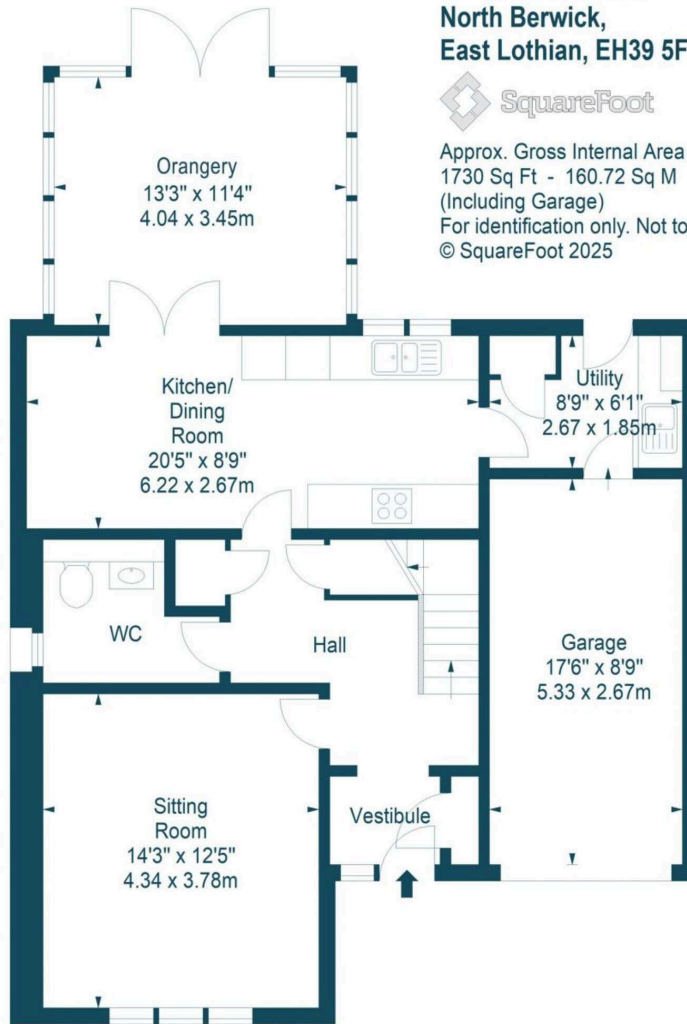
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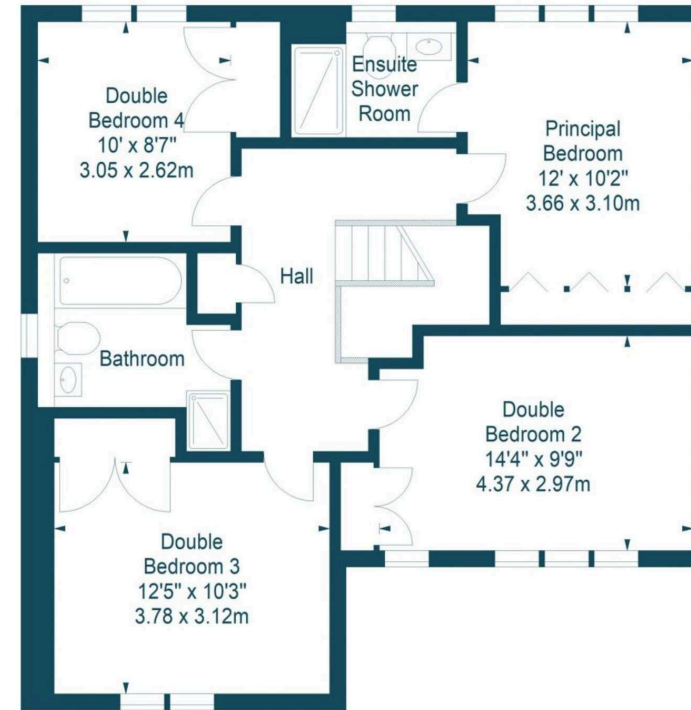
Farquharson Rest,
North Berwick,
East Lothian, EH39 5FJ



Approx. Gross Internal Area
1730 Sq Ft - 160.72 Sq M
(Including Garage)
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.