

COULTERS[©]

3 GLASCLUNE GARDENS

NORTH BERWICK, EAST LoTHIAN, EH39 4RB

 4 BED  3 BATH  2 PUBLIC



TAKE A LOOK INSIDE

3 Glasclune Gardens is an extremely impressive 4 bedroom detached house with integral double garage and private gardens, situated on quiet cul-de-sac in the highly desirable East Lothian town of North Berwick.

The property offers outstanding sea views from many of the windows, including the iconic Bass Rock, and the beach, tennis courts and town centre are all within a short walk.

KEY FEATURES



Well presented and spacious 4 bedroom detached house.



Situated on a quiet cul-de-sac.



4 double bedrooms, one with ensuite.



Private front and rear gardens.



Driveway and double garage.



Stunning panoramic sea views from most rooms.



EPC Rating - C



Council Tax Band - G



The accommodation comprises on the ground floor - entrance hall with door to the garage; sitting room with sliding doors to the rear garden and gas fireplace; modern kitchen; dining room; study; utility; wet room and WC.

A carpeted staircase leads to the first floor - landing with airing cupboard and space for a desk/seating area; principal bedroom with fitted wardrobes and ensuite shower room; double bedroom 2; double bedroom 3 with fitted wardrobes and views to Berwick Law; double bedroom 4 with full height window taking full advantage of the wonderful sea views; and bathroom with separate shower.





MORE INFORMATION

The garden to the rear provides an area of lawn and a sunken patio area surrounded by a hedge. Coo's Green, the open green space over the hedge provides an easy tumble down to the sea.

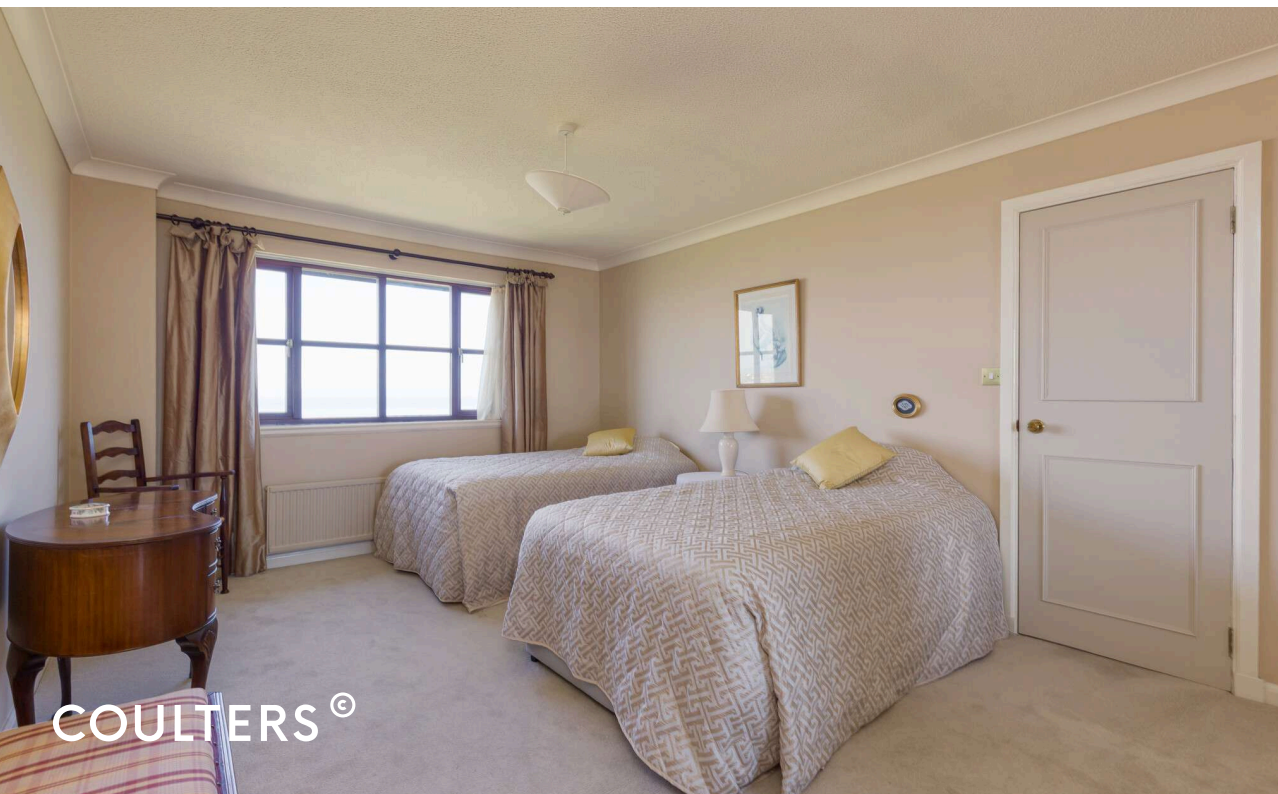
To the front there is a driveway capable of accommodating 2 cars and an integrated double garage with power and light and an electric up and over door.

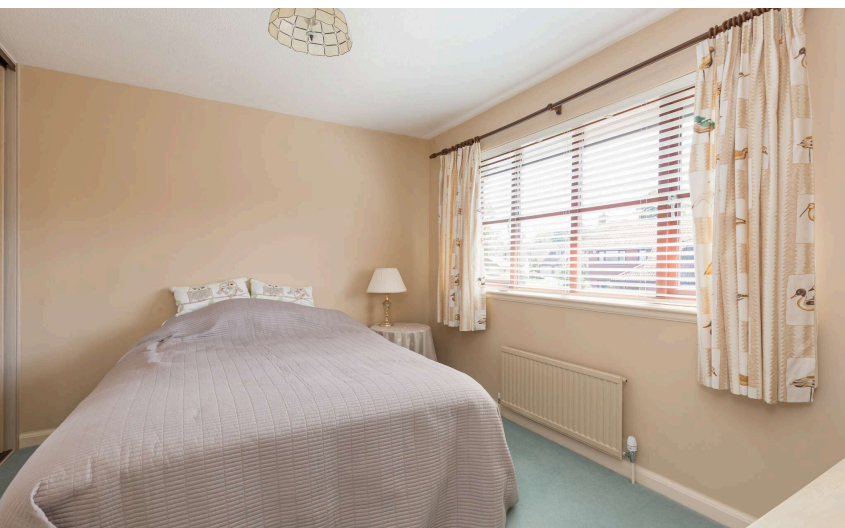
The property benefits from double glazing throughout with gas central heating.

EXTRAS

All integrated appliances, light fittings and window coverings are included in the sale price.

There is a Residents Association with an approximate annual fee of £120 towards maintenance of the hedges and grass verges.







COULTERS



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 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.



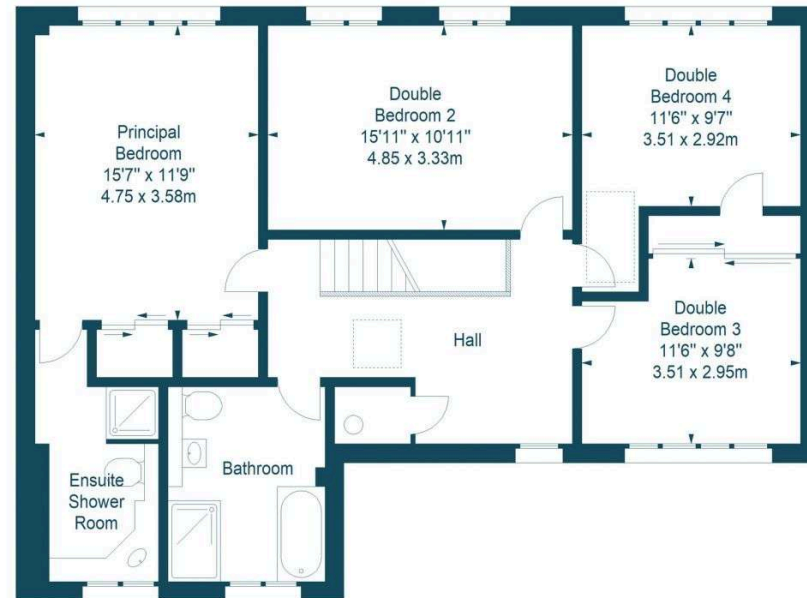
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Approx. Gross Internal Area
2175 Sq Ft - 202.06 Sq M
(Including Double Garage)
For identification only. Not to scale.
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Ground Floor



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.