

COULTERS[©]

4 ABBOTS CROFT

NORTH BERWICK, EAST LOTHIAN, EH39 5NG

 5 BED  2 BATH  2 PUBLIC



TAKE A LOOK INSIDE

An exceptional five bedroom detached family home nestled peacefully in a secluded position with a charming leafy outlook, close to local amenities in highly desirable North Berwick.

Well presented throughout the home boasts landscaped front and rear gardens, a generous driveway with space for multiple vehicles and a large double garage with electric door.



KEY FEATURES



Detached family home in desirable position



Five bedrooms, one with ensuite



Private front and rear gardens



Double garage and large driveway



Walking distance of all local amenities and schools



Peaceful, private setting



EPC Rating - C



Council Tax Band - G



The accommodation is spacious and thoughtfully laid out for modern family life. The ground floor opens with a welcoming entrance vestibule, complete with a stylish WC. At the heart of the home is a stunning open-plan kitchen, family, and sitting area, an ideal space for both everyday living and entertaining. The kitchen with French doors to the rear garden is equipped with a large central island with induction hob, sleek worktops, Belfast sink, high-spec integrated appliances including a double eye-level oven, microwave oven, coffee machine and a cleverly concealed utility room with further integrated oven. The adjoining family/sitting room is warmed by a magnificent wood-burning stove, creating a cosy focal point, while the seamless flow into the conservatory offers a bright and versatile extension of the living space with direct garden access.





MORE INFORMATION

Also on the ground floor is a play room with sliding doors to the garden and flexible fifth bedroom or home office allowing flexibility for modern living.

Upstairs, the spacious principal bedroom features a contemporary en-suite shower room. Three further double bedrooms; two with built-in storage are served by a well-appointed family bathroom with three piece suite and separate shower.

EXTRAS

All integrated appliances, light fittings and window coverings are included in the sale price. Free standing American style fridge freezer is also included in the sale.

Wall mounted TV's in all rooms, free standing washing machine and tumble dryer are excluded in the sale.









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 Glen walkway located just behind the property allows easy access down to the beach and Glen Golf Club.

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.

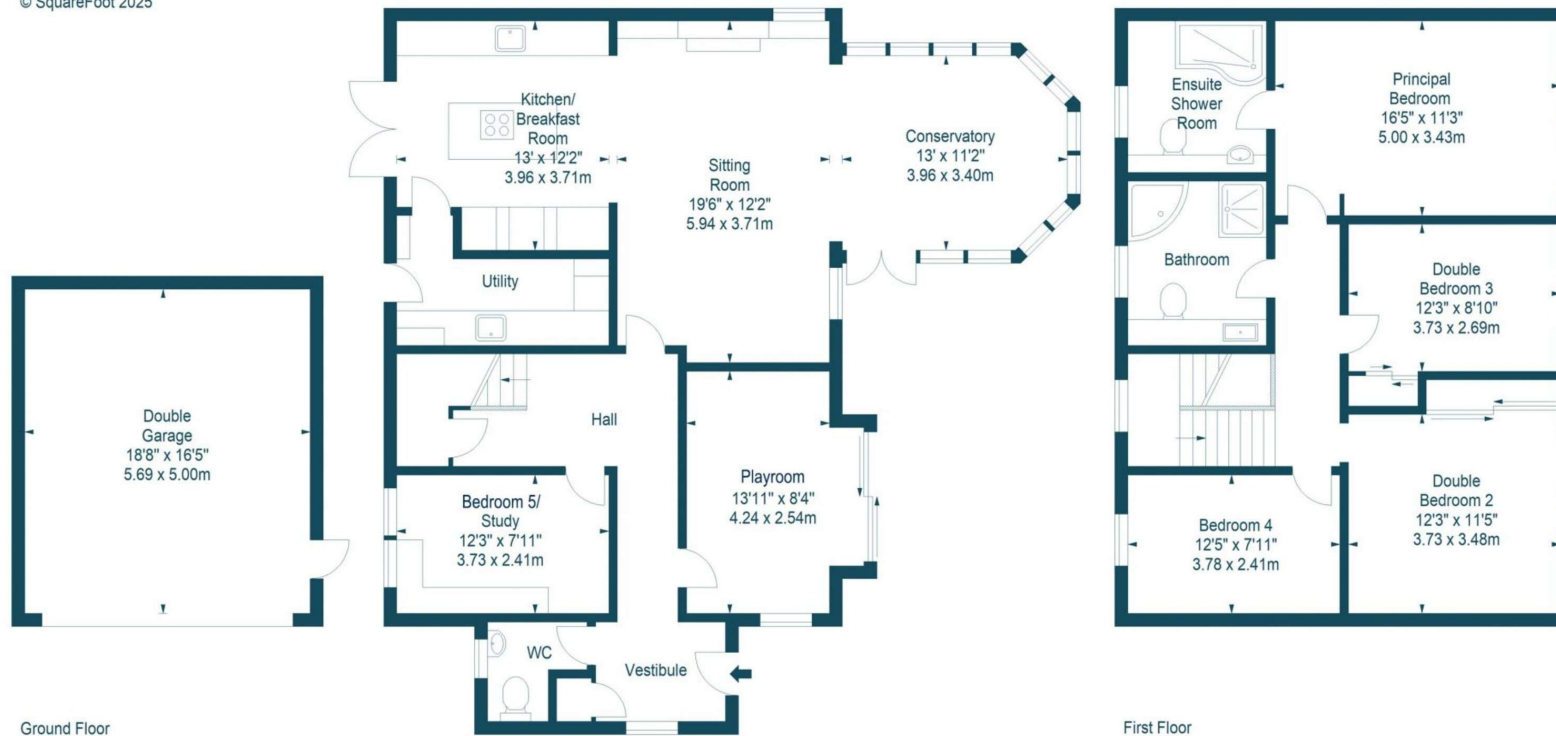


HOME REPORT VALUATION: £950,000

Abbots Croft,
Tantallon Road,
North Berwick,
East Lothian, EH39 5NG



Approx. Gross Internal Area
1960 Sq Ft - 182.08 Sq M
Double Garage
Approx. Gross Internal Area
309 Sq Ft - 28.71 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.