

COULTERS[©]

COULTERS

COWRIE COTTAGE, 3 VICTORIA ROAD

NORTH BERWICK, EAST LoTHIAN, EH39 4JL

3 BED

2 BATH

2 PUBLIC



TAKE A LOOK INSIDE

Ideally located in the heart of the highly desirable seaside town of North Berwick, Cowrie Cottage is a charming, rarely available, three bedroom house situated just a stone's throw from the East & West beaches, within easy walking distance of an excellent range of local amenities whilst also being within easy access of the City Centre.

The beautifully presented property offers contemporary living combined with the benefit of a host of period features throughout, full fibre broadband, a private enclosed west facing garden to the rear and on-street parking.

KEY FEATURES



Charming terraced cottage in the heart of North Berwick



Three double bedrooms, one with en-suite



Private west facing enclosed rear garden



On-street parking



Ideally located a stone's throw from the beach and local amenities



Beautifully presented, contemporary living with period features



EPC Rating - C



Council Tax Band - F





The well proportioned, flexible accommodation comprises - entrance vestibule opening to a welcoming hall; sitting room with bespoke shelving; bright, double aspect kitchen/dining room with an excellent range of fitted units, a large island, ample room for a dining table with a built in bench and French doors opening to the garden; a spacious utility/boot room to the front and ground floor cloakroom with a WC.

Upstairs, there is the principal room with a dressing room and en-suite shower room, two further double bedrooms and a family bathroom.

Location





THE LOCAL AREA

North Berwick is a coastal town in East Lothian within easy commuting distance of Edinburgh. It has regularly been named as the best place to live in Scotland with a good range of shops, a beautiful beach and many bars and restaurants.

The bustling high street has a wide selection of retailers 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, curtains, blinds, light fittings, induction hob, oven, combination microwave oven, fridge/freezer, dishwasher, washing machine, tumble dryer, the garden shed, bike storage and bin store are included in the sale price.

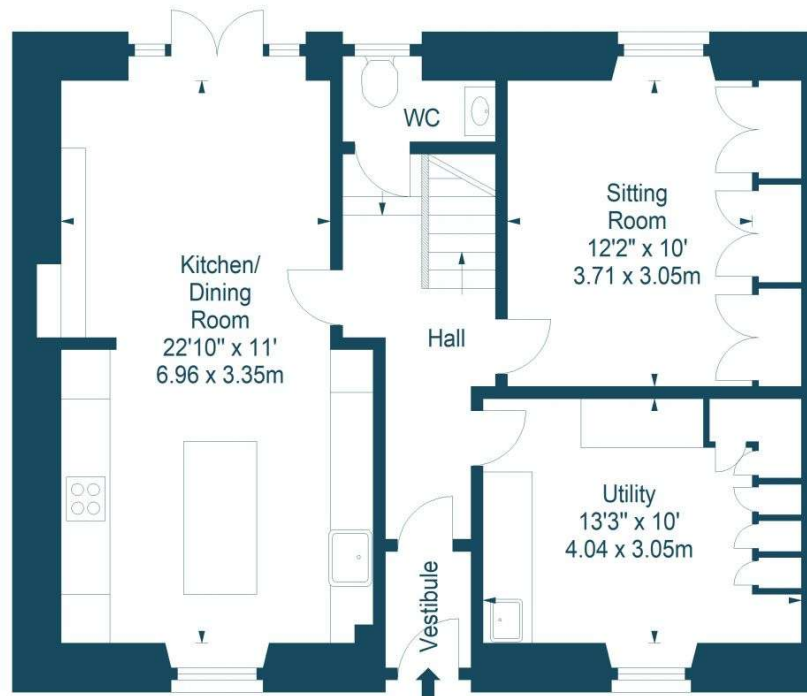
HOME REPORT VALUATION: £775,000



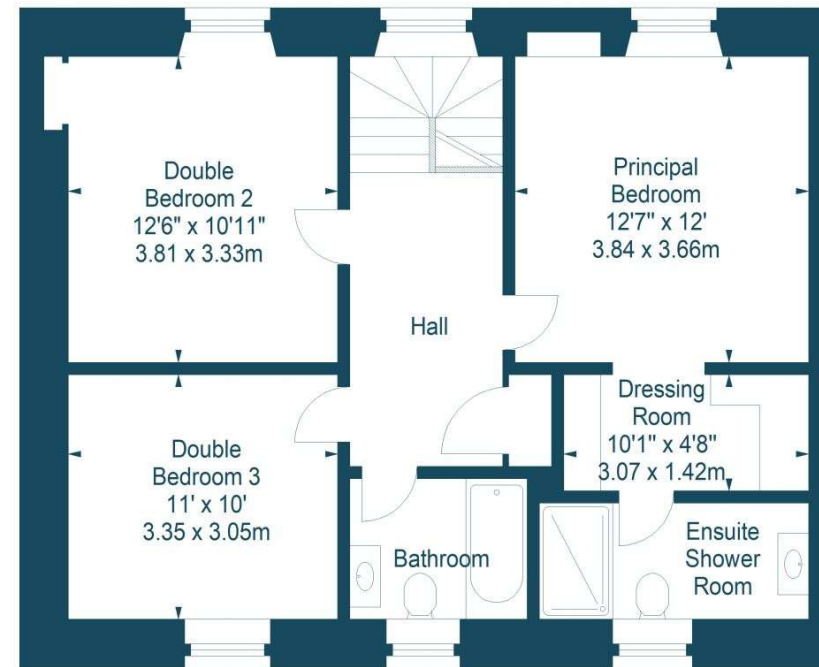
Victoria Road,
North Berwick,
East Lothian, EH39 4JL



Approx. Gross Internal Area
1433 Sq Ft - 133.13 Sq M
For identification only. Not to scale.
© SquareFoot 2025



Ground Floor



First Floor

GET IN TOUCH



www.coultersproperty.co.uk



01620 671837



enquiries@coultersproperty.co.uk

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.