

COULTERS[©]



5 GRIEVE TURN

NORTH BERWICK, EAST LOTHIAN, EH39 5FH



5 BED



3 BATH



2 PUBLIC



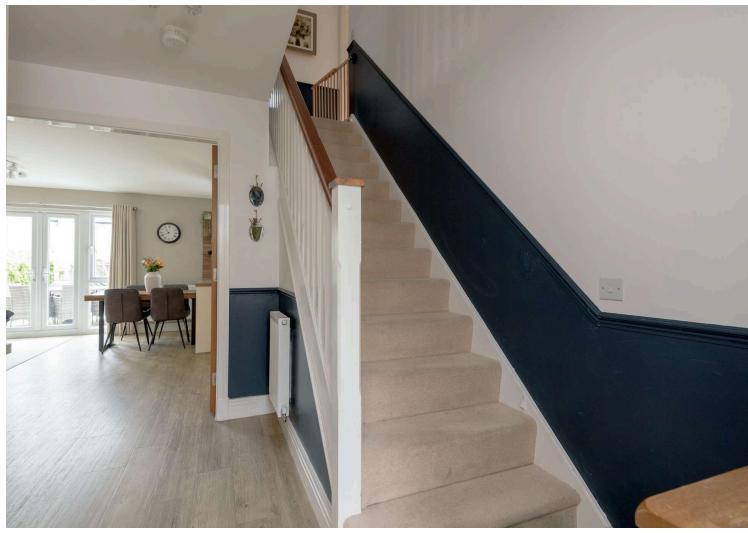
TAKE A LOOK INSIDE

Forming part of an exclusive modern Cala development, 5 Grieve Turn is a superb, beautifully presented 5 bedroom 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 offers an appealing layout and generously proportioned, contemporary family accommodation with the additional benefit of an enclosed landscaped rear garden, an integral garage and driveway parking.

KEY FEATURES

- Detached family home in desirable location
- Five bedrooms, two with ensuite
- Private enclosed rear garden
- Integral garage and driveway
- Walking distance of local school and train station
- Well presented contemporary accommodation
- EPC Rating - B
- Council Tax Band - G



The property comprises; welcoming entrance hall with WC; spacious sitting room; kitchen/dining/family room fitted with an excellent selection of fitted units and integrated appliances with direct access to the rear garden; and a utility room providing access to the garage and the rear garden.

On the first floor the principal bedroom boasts double fitted wardrobes and an ensuite shower room; three further double bedrooms with built in wardrobes, one of which also has an en suite shower room; bedroom 5/study and a family bathroom with three piece suite and separate shower. The property has double glazing throughout and gas central heating.



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 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.

EXTRAS

All fitted carpets, fitted floor coverings, blinds, light fittings, the gas hob, extractor hood, oven, fridge/freezer and the dishwasher are included in the sale price. The children's climbing frame is available by separate negotiation.

There are annual fees for the care of the communal grounds payable to Scottish Woodlands which are approximately £180 and to Ross & Liddell which are approximately £120.

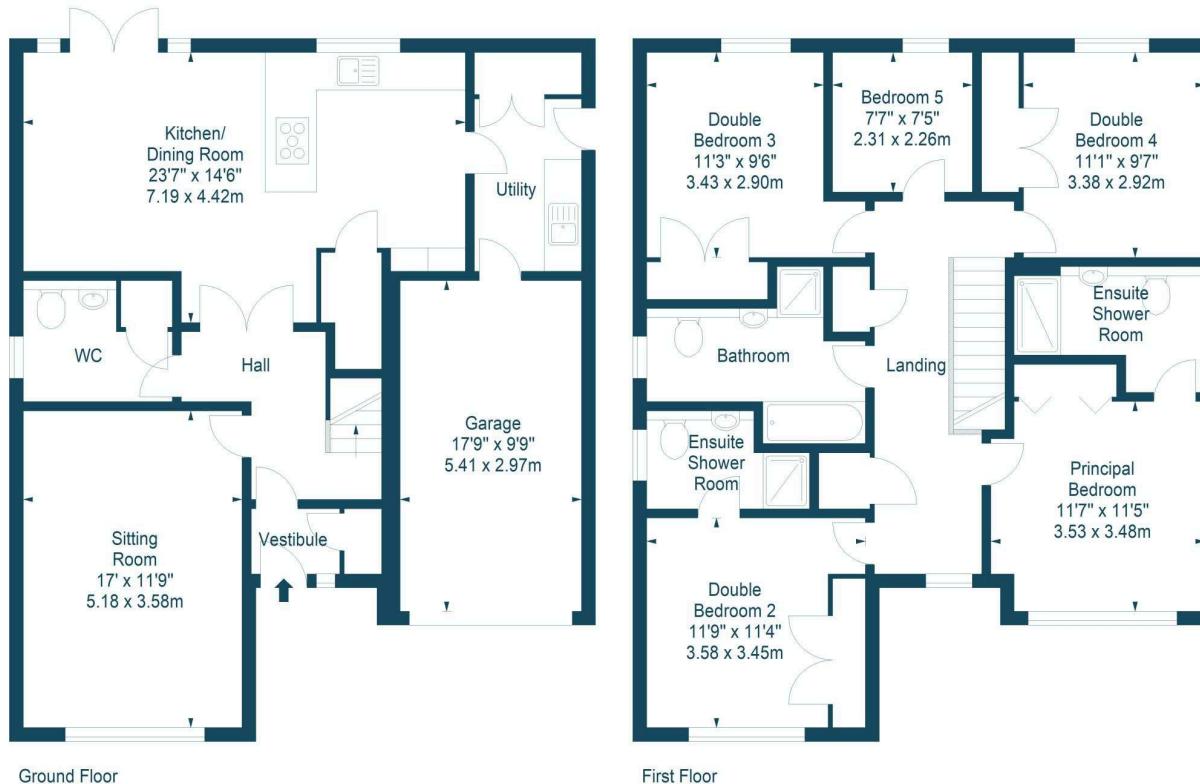
HOME REPORT VALUATION: £670,000



Grieve Turn,
North Berwick,
East Lothian, EH39 5FH



Approx. Gross Internal Area
1913 Sq Ft - 177.72 Sq M
(Including Garage)
For identification only. Not to scale.
© SquareFoot 2026



Ground Floor

First Floor

GET IN TOUCH

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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.