

COULTERS<sup>©</sup>

# 32 DOUGLAS MARCHES

NORTH BERWICK, EAST LOTHIAN, EH39 5LZ

 5 BED  4 BATH  4 PUBLIC



## TAKE A LOOK INSIDE

Set within a peaceful cul-de-sac on the edge of a highly sought after modern development, 32 Douglas Marches is a unique and individualised five bedroom detached family home in the desirable coastal town of North Berwick, close to excellent schools and within easy walking distance of the sports centre, railway station, town centre and beaches. Beautifully presented and thoughtfully extended, it offers a distinctive and highly versatile living environment with a natural, intuitive flow throughout.

A defining feature is its exceptional south south-westerly orientation. The house and decked terrace enjoy a completely open outlook in this direction, affording a rare sense of privacy within an estate setting. Surrounded by trees and open space, the property feels notably secluded and far removed from neighbouring homes.

## KEY FEATURES



Beautifully presented, generous detached family house



Thoughtfully extended and upgraded versatile accommodation



Delightful garden with decked terrace and hot tub



Integral garage and driveway



Peacefully located in a cul-de-sac with rural and sea views



Currently operating as a successful holiday let



EPC Rating - B



Council Tax Band - G



The design fully embraces this aspect, with two sets of double doors, a single door and an entire wall of glazing opening onto the terrace. This creates a seamless connection between inside and out, allowing the terrace to become a true extension of the living space and enhancing the sense of light and flow throughout the ground floor.

Extending to approximately 217 square metres, the property sits towards the upper end of the development in terms of size and specification. The generous ground floor comprises a welcoming entrance hall; a sitting room with access to a west-facing terrace with hot tub; an open plan kitchen/dining room with a full range of integrated appliances; and a spacious south-facing conservatory with wood burning stove and French doors to the garden. A particularly valuable addition is the versatile office with ensuite shower room and its own separate entrance from the driveway, ideal for home working, guest use or lodger accommodation, effectively providing a sixth bedroom. A utility room and ground floor WC complete this level.





## MORE INFORMATION

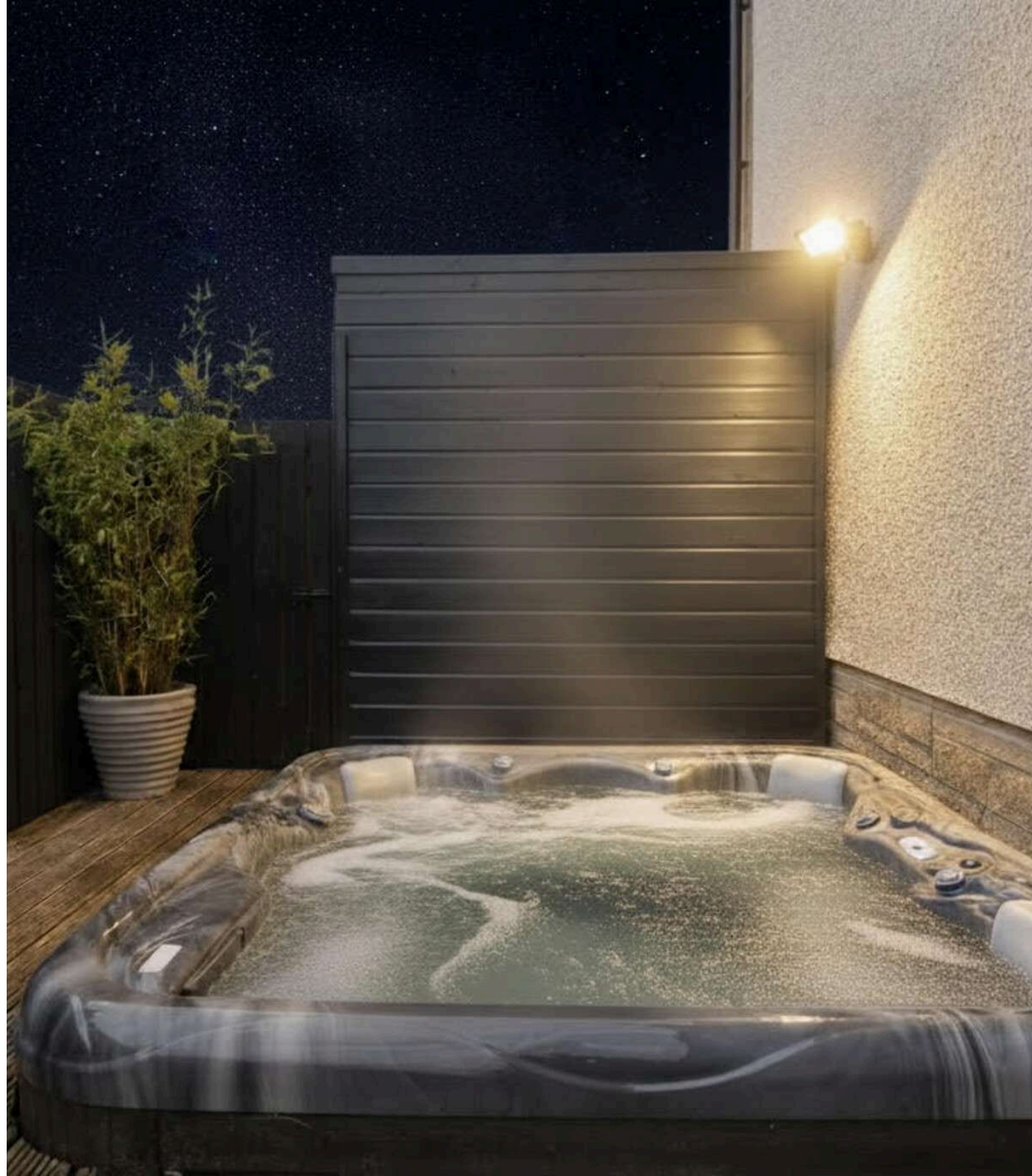
The home also benefits from an integrated sound system across the principal rooms, alongside a cinema projection screen in the conservatory with Dolby surround sound for an immersive entertainment experience.

Upstairs, the principal bedroom features a walk-in wardrobe and ensuite shower room. Bedrooms two and three enjoy built-in wardrobes, while bedrooms four and five also include built-in storage and share a Jack and Jill ensuite. A family bathroom with separate shower completes the accommodation. In total, there are four full bathrooms in addition to a ground floor cloakroom.

Externally, the property continues to impress. The rear garden offers a private and relaxing setting with a decked terrace and hot tub, ideal for outdoor dining. A privately owned driveway provides parking for up to six vehicles, in addition to the integral garage.

Despite its setting, this is a house that feels anything but typical, offering a rare combination of privacy, scale and thoughtful design. In addition to its appeal as a family home, it occasionally operates as a successful 5 star luxury short term holiday let, particularly during the summer months, presenting an attractive lifestyle investment opportunity.









## 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.

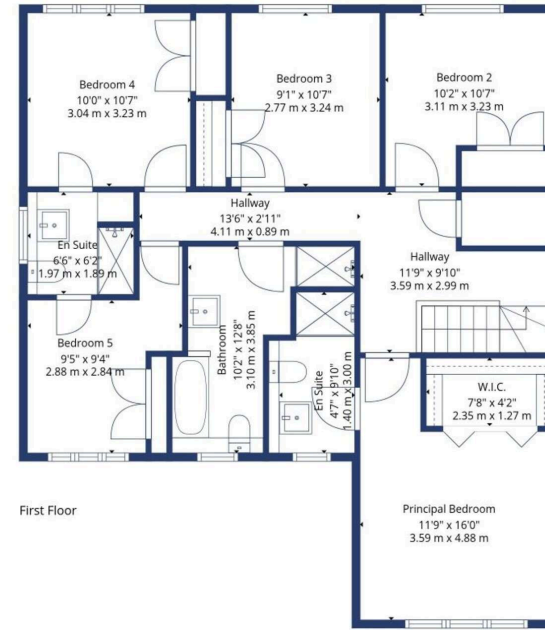
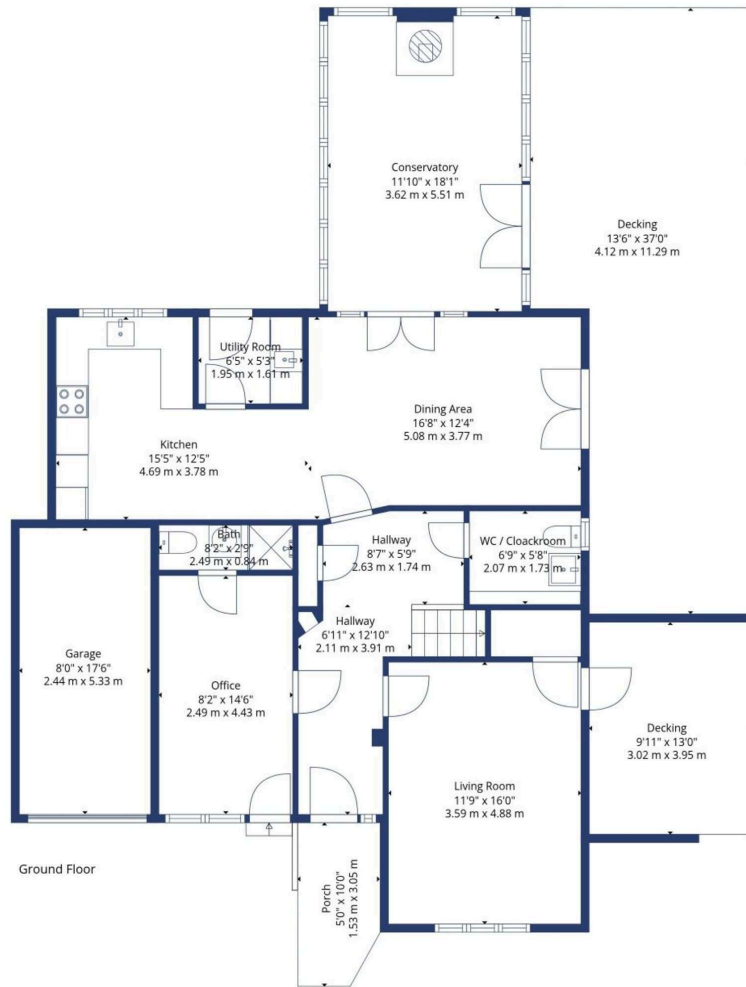
The bustling High Street offers a variety of amenities with a butcher, post office, chemist, and Co-op; and an Aldi and Tesco are located on the East side of the town. Reputable local primary and secondary schooling including North Berwick High School are within walking distance. There is private schooling 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, curtains, blinds, light fittings, gas hob, oven, microwave, fridge/freezer, dishwasher, washing machine, tumble dryer, fitted shelving in the sitting room, office and garage, the cinema projector, screen, Dolby surround system, bass woofer, sound system with all appliances, turn table, radio, amps and speakers, televisions, satellite dish and aerial, the hot tub and garden shed are included in the sale price.

The development is factored and maintained by Ross and Liddell, annual factoring costs are approximately £160. There are also fees for the care of the communal grounds payable to Scottish Woodlands which are approximately £70 per annum.

**HOME REPORT VALUATION: £870,000**



**Total Area: 2,336 sq. Ft, 217 m2**

Excluded Areas: Decking: 563 sq. Ft, 52 M2, Porch: 47 sq. Ft, 4 M2, Walls: 180 sq. Ft, 17 m2

Floorplan Created By Procapture Media. Measurements Deemed Highly Reliable But Not Guaranteed.



## 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.