

COULTERS[©]

26 DOUGLAS MARCHES

NORTH BERWICK, EAST LOTHIAN EH39 5LZ

 4 BED  2 BATH  2 PUBLIC



TAKE A LOOK INSIDE

26 Douglas Marches is a beautifully presented 4/5 bedroom detached house situated in this highly desirable modern development in North Berwick, within walking distance of local schooling and the train station. The bright and flexible accommodation is arranged over two floors with a layout ideal for modern family living. The property comprises:

Ground floor: welcoming entrance hall with WC; spacious sitting room, large kitchen/dining/family room which allows direct access through double patio door to the garden. There is also a separate utility room and a snug/office.

First floor: the principle bedroom boasts double fitted wardrobes and ensuite shower room, three further double bedrooms with fitted wardrobes, a family bathroom with three piece suite and separate shower. The property has double glazing throughout and gas central heating. There is access to a loft.

KEY FEATURES



Spacious 4/5 bedroom detached house



Well-laid out family accommodation



Off-street parking and garage



EPC Rating - B



Excellent kitchen/dining/living room



South-west facing garden



Open outlook to rear over woodland



Council Tax Band - G



Outside there is a lovely south-west facing garden with extensive decking areas, a lawn and open outlook over woodland to the rear. There is off-street parking to the front and a useful garage.





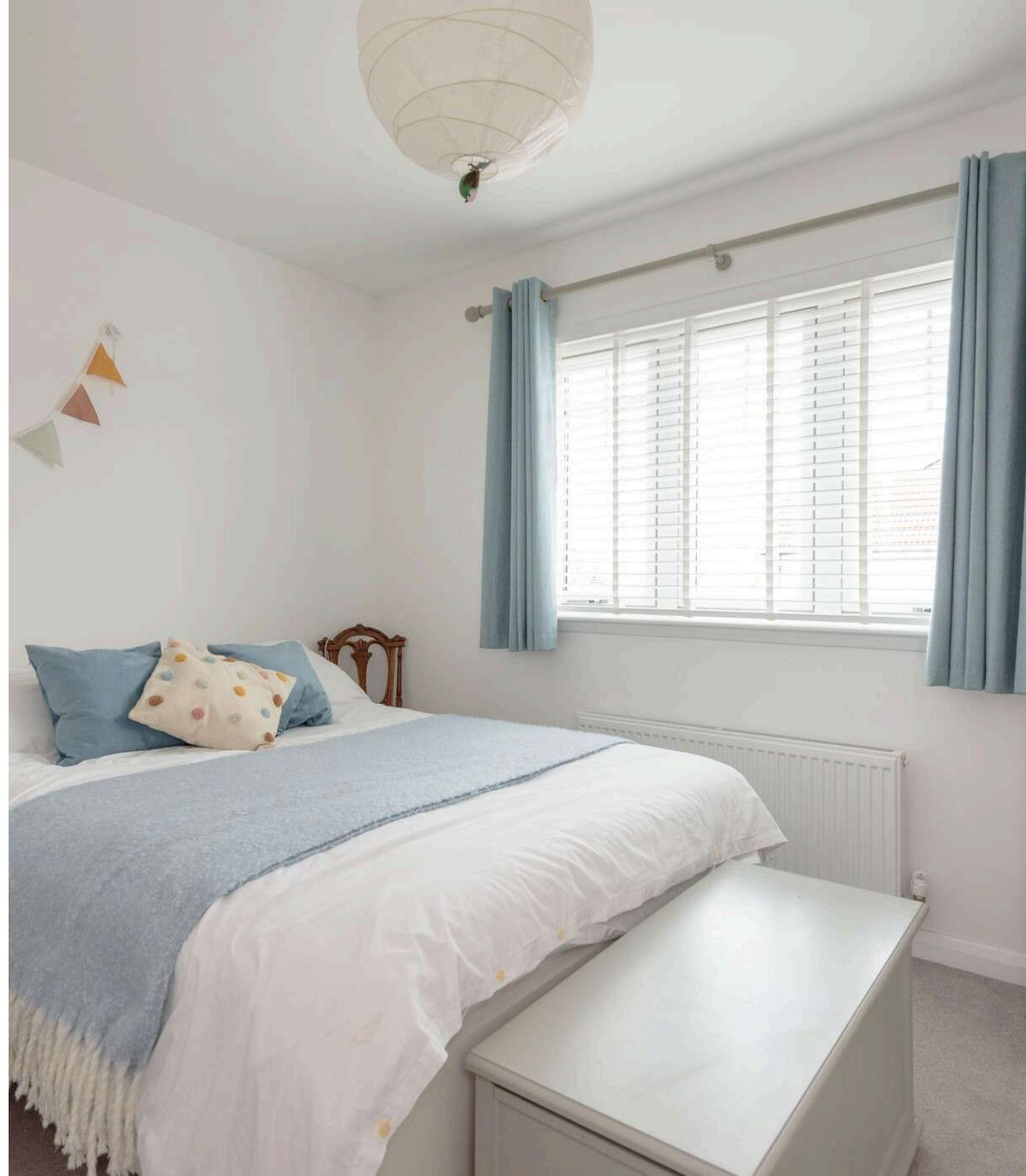
THE LOCAL AREA

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 integrated appliances, light fittings, floor coverings and window coverings.

Factoring fees

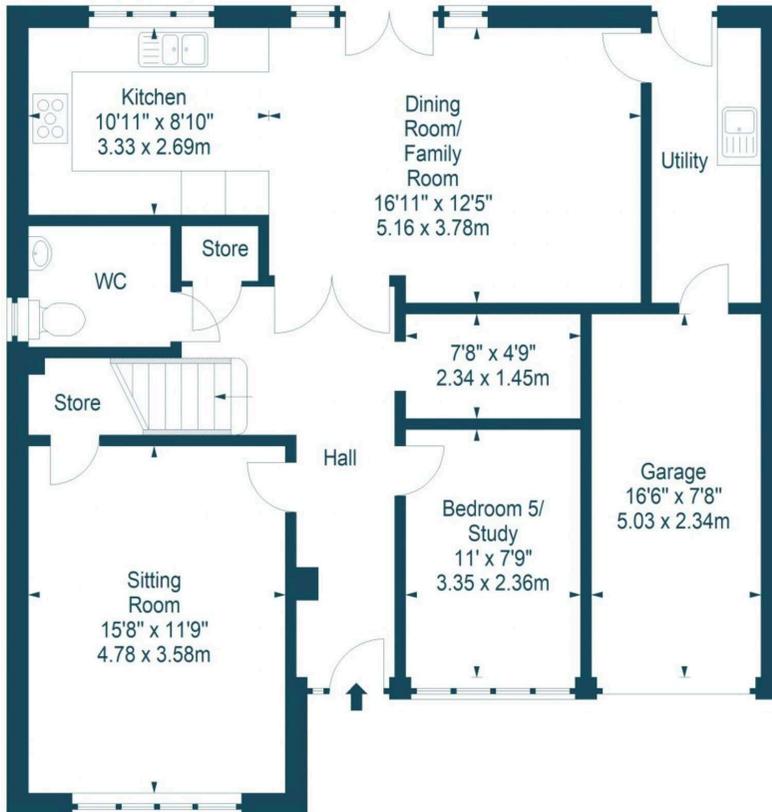
There are annual fees for the care of the communal grounds payable to Scottish Woodlands which are approximately £160 and to Ross & Liddell, which are approximately £70.00



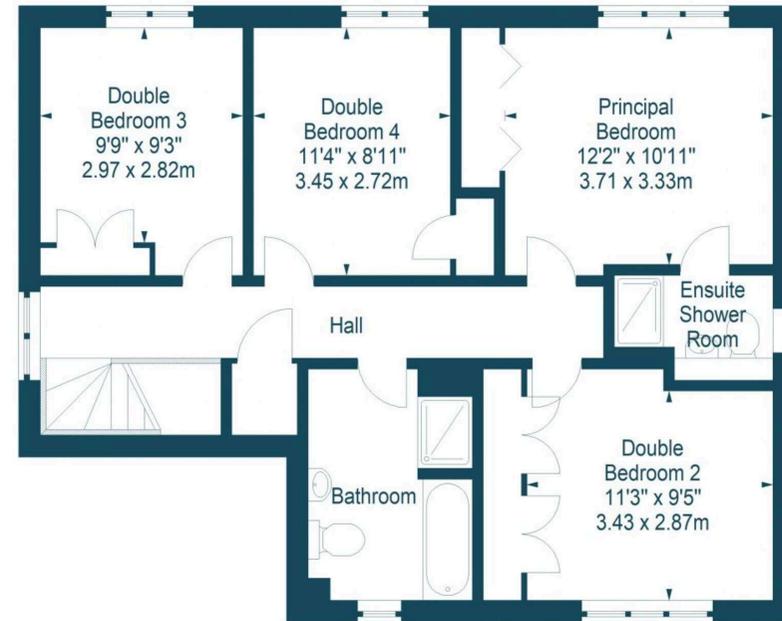
Douglas Marches,
North Berwick,
East Lothian, EH39 5LZ



Approx. Gross Internal Area
1842 Sq Ft - 171.12 Sq M
(Including Garage)
For identification only. Not to scale.
© SquareFoot 2026



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.