

COULTERS<sup>®</sup>

# 4 WISHART AVENUE

NORTH BERWICK, EAST LOTHIAN, EH39 4DT

 2 BED

 1 BATH

 1 PUBLIC



## TAKE A LOOK INSIDE

Beautifully presented and thoughtfully arranged over two levels, this charming two-bedroom terraced property offers bright, well-proportioned accommodation ideal for modern living.

The ground floor features a welcoming and generously sized sitting room, filled with natural light and offering ample space for both relaxing and dining. To the rear, the kitchen is well laid out and provides direct access to the private rear garden – perfect for everyday convenience and outdoor entertaining.

## KEY FEATURES



Well proportioned terraced house.



Two generous double bedrooms.



Private front and rear gardens.



Unrestricted on-street parking.



Within walking distance of North Berwick High School.



North Berwick Train Station nearby.



EPC Rating - Unknown



Council Tax Band - C



Upstairs, the property offers two spacious double bedrooms, each benefiting from built-in storage to maximise practicality without compromising on comfort. A contemporary three-piece bathroom, complete with overhead shower, serves the upper level.

Externally, the home enjoys both private front and rear gardens, providing attractive and usable outdoor space. The rear garden features a paved seating area ideal for alfresco dining, along with a garden shed offering useful external storage. Unrestricted on-street parking is available nearby for residents and visitors alike.





## THE LOCAL AREA

The beautiful East Lothian seaside town of North Berwick is a highly sought after location. Just twenty five miles from Edinburgh the town is popular with commuters working in the city, and the regular train service from North Berwick to Edinburgh allows for convenient travel back and forth. 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. North Berwick's vibrant community spirit is showcased through various events and festivals held throughout the year. The Fringe by the Sea festival, held annually in August, features a diverse range of music, comedy, and arts performances, attracting both locals and visitors.

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 blinds, curtains, light fittings, fitted flooring and white goods are included in the sale price.

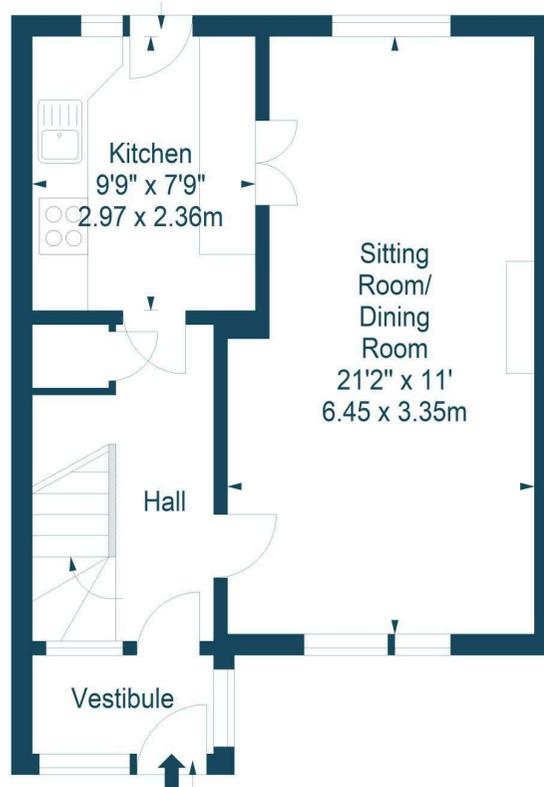
**HOME REPORT VALUATION: £230,000**



Wishart Avenue,  
North Berwick,  
East Lothian, EH39 4DT



Approx. Gross Internal Area  
793 Sq Ft - 73.67 Sq M  
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.