



**9 Couper Avenue**  
NORTH BERWICK, EH39 4DZ

Property  
**PARIS STEELE**

01620 497497 | [parissteele.com](https://parissteele.com)



## PROPERTY DESCRIPTION

Boasting captivating Berwick Law views, this well-presented, bright and spacious three-bedroom mid-terrace home lies within walking distance of schooling, amenities, transport links, and the picturesque beach.

A light and airy hallway ushers you into an inviting sitting room. With a front-facing aspect across a shared green to Berwick Law, this tastefully decorated space with carpeting, a warm colour palette and feature fireplace is a delightful and relaxing retreat. You then move through into a light-filled family dining room with a rear garden aspect. Flowing seamlessly into the contemporary kitchen, it is very much at the heart of the home and is an ideal place in which to spend day-to-day family life or host friends. Opening up to the garden, the generously proportioned kitchen showcases wall and floor units, smooth white worktops and a tiled

splashback. Appliances include a brand new freestanding cooker with hob and oven. Ascending to the first floor and the principal double bedroom with its picturesque outlook across to Berwick Law and built-in wardrobes is a comfortable escape. Two additional bedrooms - one double and one single - each with built-in storage complete this floor and they share access to a family bathroom with WC, washbasin, and bath.

Externally, the enclosed south-east-facing rear garden enjoys a low-maintenance design of high-quality paving whilst the front garden looks across a shared green to Berwick Law. There is on-street parking.

All fitted floor coverings, curtains and blinds, cooker with hob and oven, and free standing washing machine will be included in the sale.



## PROPERTY FEATURES

- Three-bedroom mid-terrace home
- Sitting room with captivating Berwick Law aspect
- Cosy family room
- South-east-facing dining room
- Kitchen opening to the south-east-facing garden
- Three double bedrooms
- Well-appointed bathroom
- Front and rear garden
- On-street parking
- Gas central heating
- EPC - D
- Council tax band - C
- Tenure - Freehold

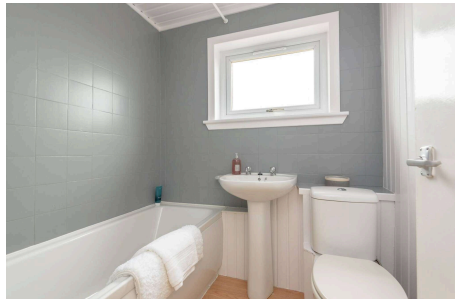
## NORTH BERWICK

Voted by The Sunday Times as the best place to live in the UK, North Berwick is a picturesque and highly sought-after East Lothian coastal town, just twenty-five miles from Edinburgh. Renowned for its breathtaking beaches, world-class golf courses, and stunning scenery, it offers a desirable lifestyle.

The vibrant high street features an excellent selection of local shops including a Co-op, post office, chemist, artisan Bostock bakery, and award-winning butcher. These sit alongside popular restaurants and cafès including The Herringbone and Steampunk. On the edge of town, you will find an Aldi and Tesco.

Fantastic leisure amenities include the expansive beach and famous golf course as well as floodlit tennis courts, rugby and football pitches, putting greens, and a popular sports centre with a state-of-the-art gym, fitness classes, and a swimming pool. The Marine Hotel is home to a luxurious health club and spa as well as fine dining choices. Each year, the celebrated Fringe by the Sea Festival draws in world-famous acts across music, literature, and the arts.

Commuting to Edinburgh City Centre is easy either by car or with a thirty-minute train journey from North Berwick Train Station.



## PARIS STEELE

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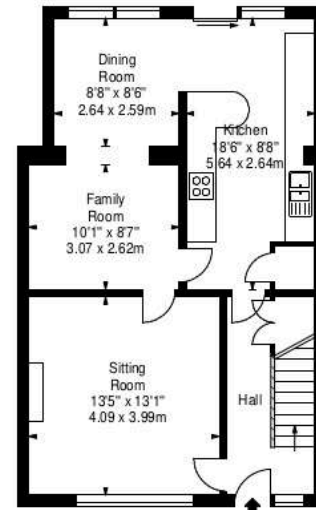
Property

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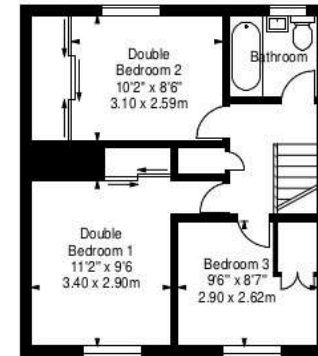
Couper Avenue,  
North Berwick,  
East Lothian, EH39 4DZ



Approx. Gross Internal Area  
1055 Sq Ft - 98.01 Sq M  
For identification only. Not to scale.  
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Ground Floor



First Floor

Please Note:

1. While the foregoing particulars are believed to be correct, no warranty is given as to their accuracy, and it will be for the intending purchasers to satisfy themselves on these matters prior to the conclusion of missives. All sizes are approximate.
2. The Home Report and more information for this property is available from [www.parissteele.com](http://www.parissteele.com)
3. Interested parties are advised to have their interest noted with the Selling Agents so that they may be advised of any closing date. The seller will not be bound to accept the highest or any offer submitted at a closing date. Please submit offers by email to [property@parissteele.com](mailto:property@parissteele.com) or by post to: Paris Steele, 35 Westgate, North Berwick, EH39 4AG.
4. From 1st February 2022, residential properties in Scotland are required by law to have a system of interlinked smoke alarms, carbon dioxide detectors and heat detectors installed. No warranty is given by the Seller on compliance with this legislation and the Seller does not warrant the condition of any systems or appliances of a working nature included in the price.

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