




COULTERS[©]

4 NUNGATE ROAD

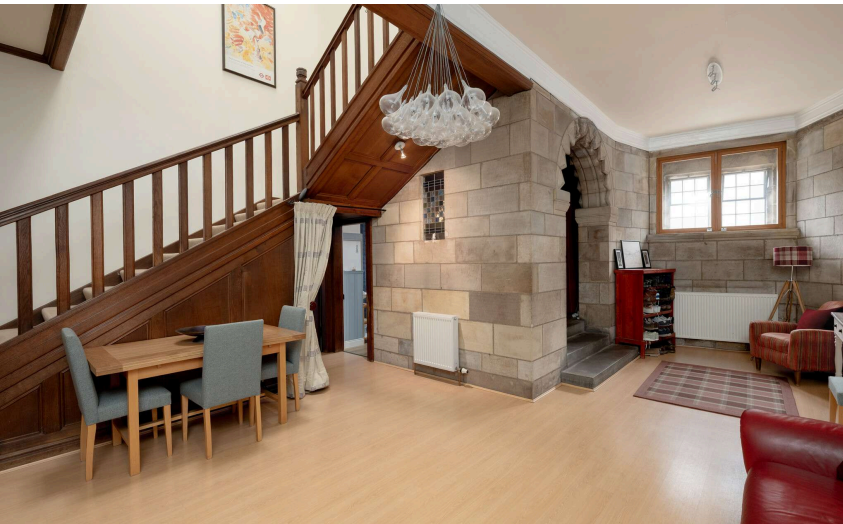
NORTH BÉRWICK, EAST LOTHIAN, EH39 4PD

 5 BED  3 BATH  3 PUBLIC



TAKE A LOOK INSIDE

This exceptional period family home offers a rare opportunity to acquire a property of genuine character and distinction, seamlessly combining timeless architectural elegance with the demands of modern family living. Rich in original features and beautifully proportioned throughout, the home exudes charm while providing a highly practical and versatile layout.



From the moment of entry, there is an immediate sense of space and heritage, with fine period detailing, generous ceiling heights and an abundance of natural light enhancing each room. The principal living accommodation is both impressive and inviting, offering a series of well-balanced spaces ideally suited to both formal entertaining and relaxed everyday living.

KEY FEATURES



Unique, generously proportioned period family house



Five double bedrooms & versatile accommodation



Delightful south facing private garden



Private driveway parking



Located close to the train station, shops & The West Golf Club



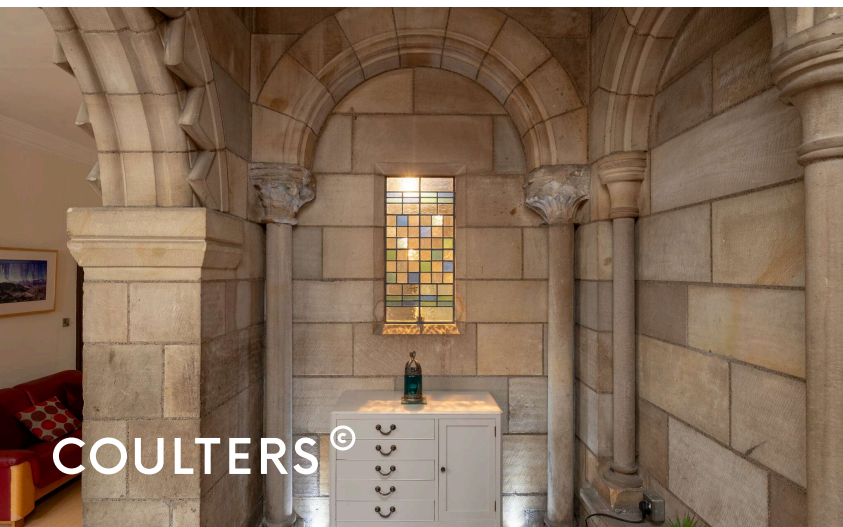
Opportunity to also purchase an interconnecting property



EPC Rating - D



Council Tax Band - G

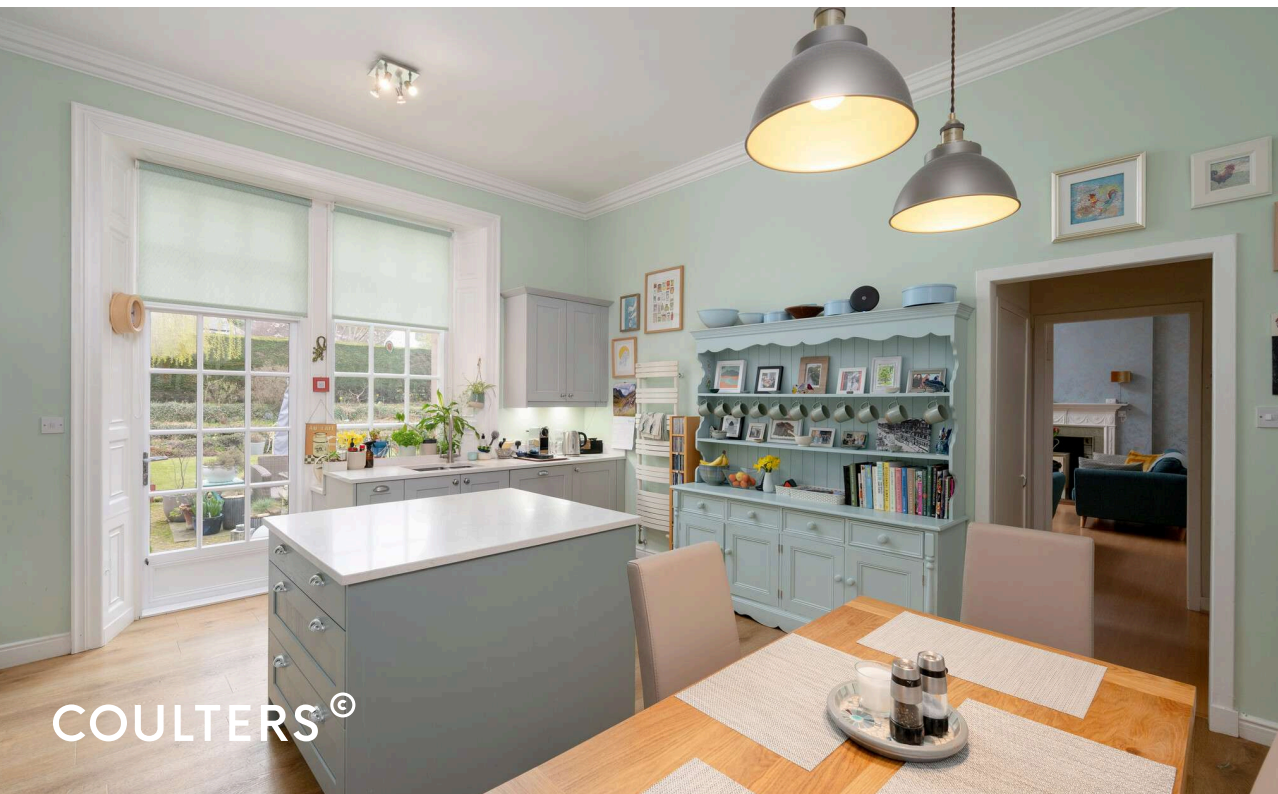




At the heart of the home lies a thoughtfully designed kitchen and dining hall, creating a sociable hub for family life. This space blends character with functionality, offering ample room for gathering, while maintaining a strong connection to the overall style of the property.

The bedroom accommodation is equally compelling, comprising well-proportioned rooms that provide flexibility for growing families, guest space or home working.



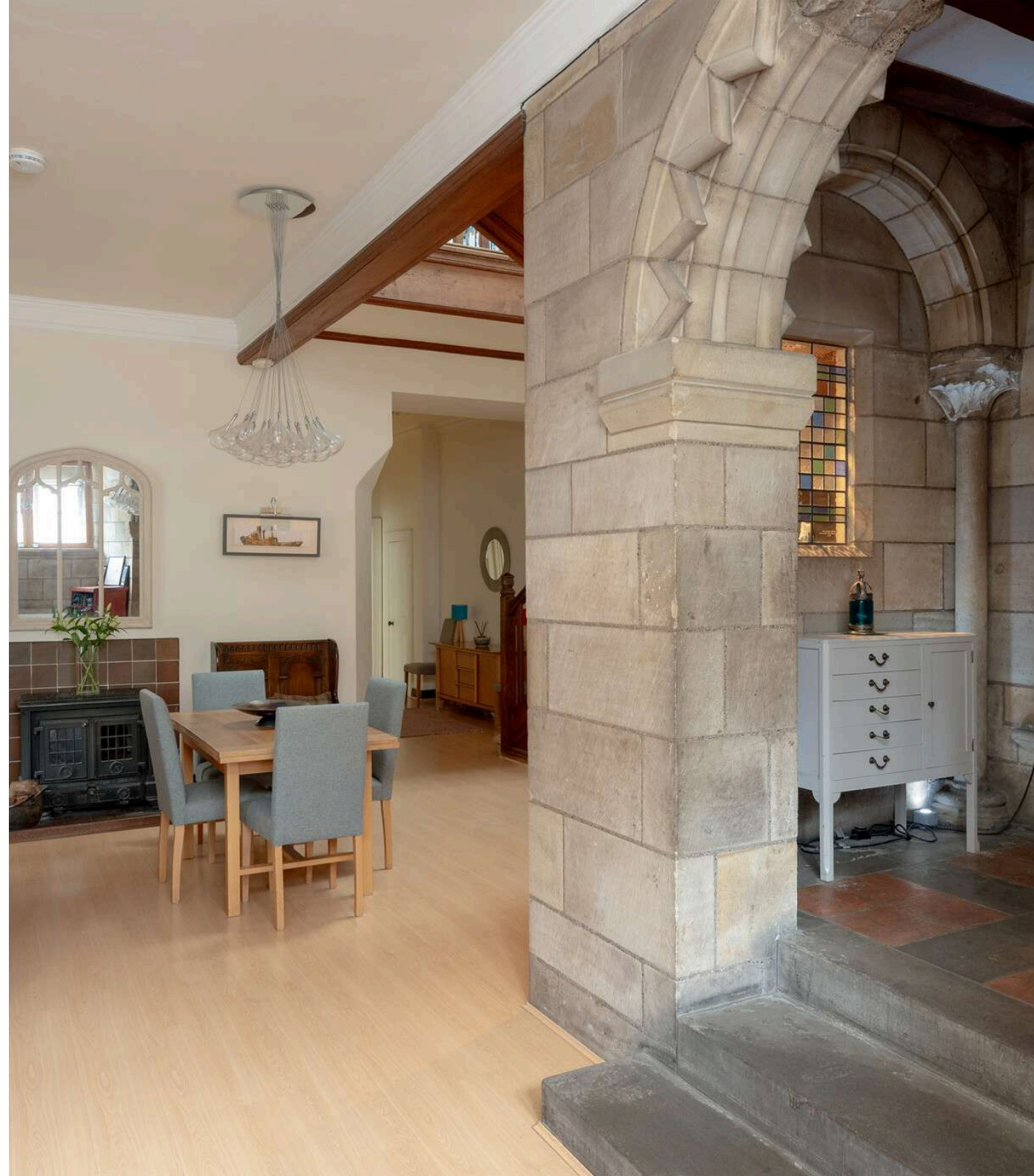
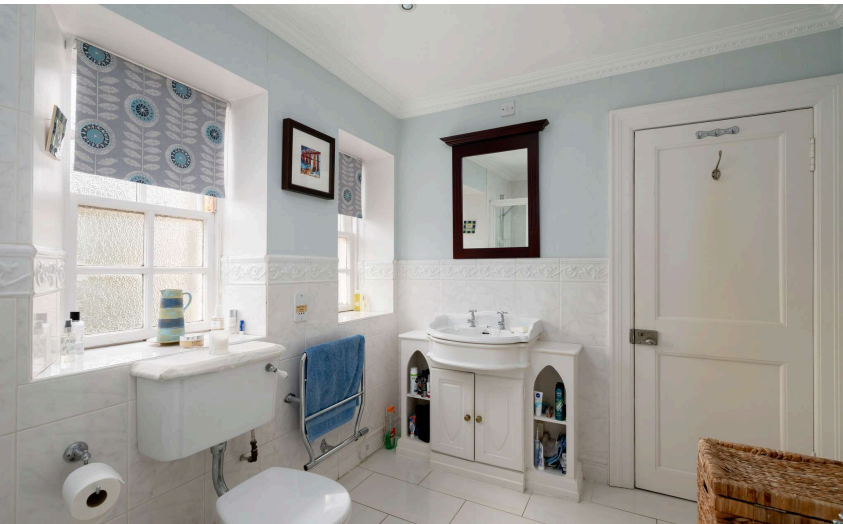


MORE INFORMATION

A particularly unique aspect of the property is the opportunity to acquire a neighbouring two bedroom double upper flat, 2/3 Nungate Road, which can currently be accessed via an interconnecting door on the first floor. This property is being marketed at Offers Over £525,000 and presents a rare and exciting prospect for those seeking to create a substantially larger residence, accommodate multi-generational living, or secure additional investment potential.

Externally, the property continues to impress, with a generous south facing private garden with well established, mature borders, trees and private terraced outdoor spaces that enhance the overall lifestyle offering. Whether enjoying quiet moments or entertaining, the setting provides a wonderful extension of the living accommodation.

Situated in a highly desirable and well-connected location, the property benefits from excellent local amenities, schooling and transport links, making it ideally suited for family life.







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 property is ideally located within walking distance of The West Golf Club and the spectacular beaches, 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

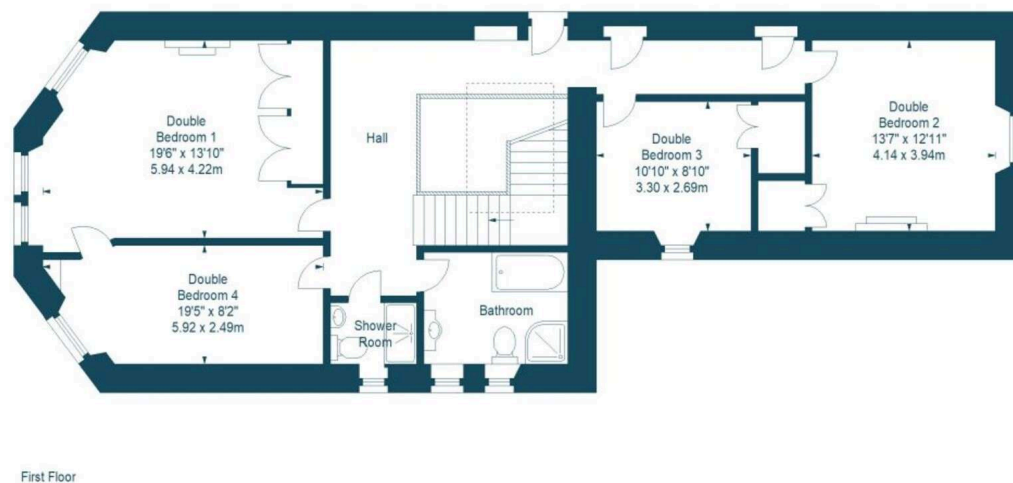
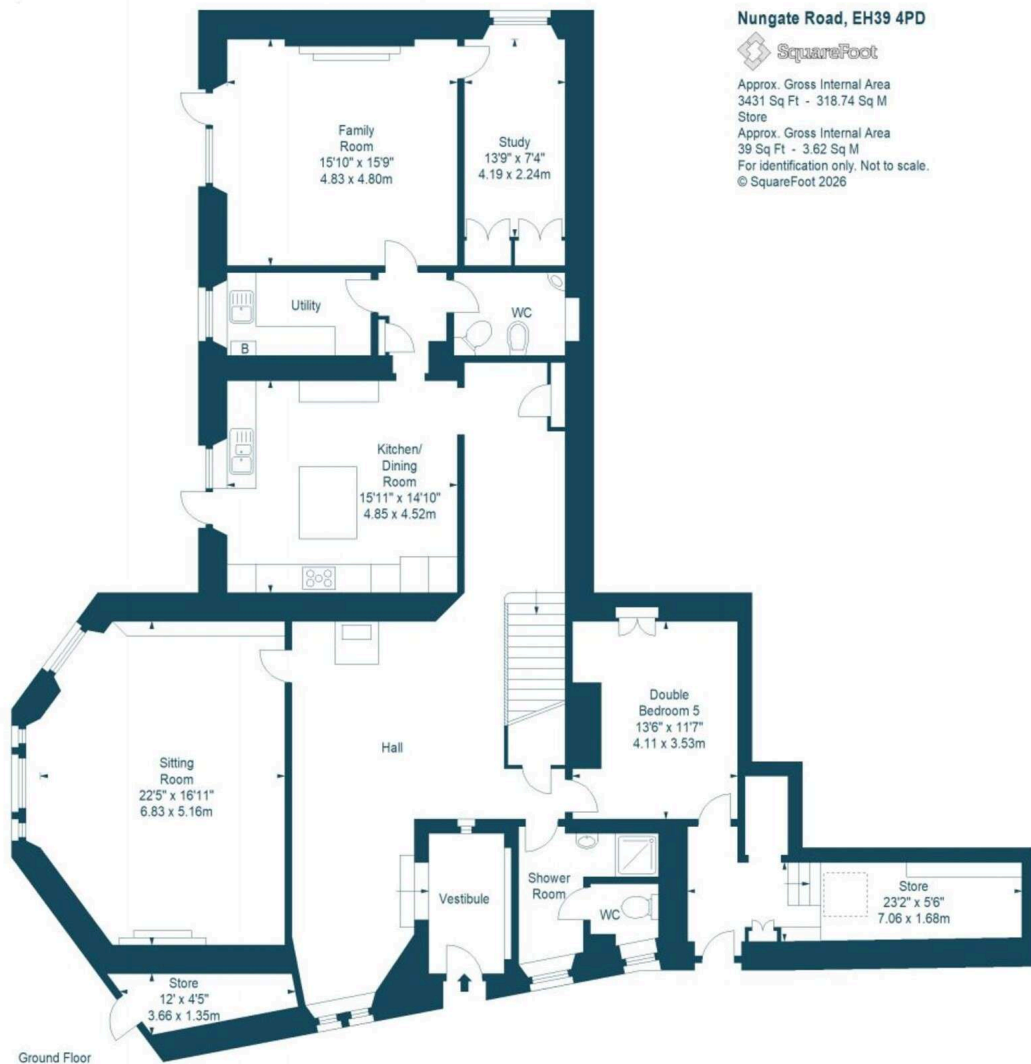
All fitted floor coverings, fitted carpets, blinds, curtains, light fittings, gas hob, oven, microwave, two fridge/freezers, dishwasher, washing machine, tumble dryer, the kitchen dresser, sitting room mirror, the summer house, garden shed and garden benches are included in the sale price. Heating and hot water are provided by a gas central heating .



Nungate Road, EH39 4PD



Approx. Gross Internal Area
3431 Sq Ft - 318.74 Sq M
Store
Approx. Gross Internal Area
39 Sq Ft - 3.62 Sq M
For identification only. Not to scale.
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01620 671 837



enquiries@coultersproperty.co.uk

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.