

COULTERS[©]

9 MEIKLEHAM NOOK

NORTH BERWICK, EAST LOTHIAN, EH39 5FF

 3 BED

 2 BATH

 2 PUBLIC



TAKE A LOOK INSIDE

Forming part of a modern Cala development, 9 Meikleham Nook is an immaculately presented three bedroom home set within the highly sought-after coastal town of North Berwick. Ideally positioned within easy walking distance of a wide range of local amenities, the property enjoys close proximity to well-regarded primary and secondary schools, the sports centre, railway station, town centre and beautiful beaches.

Occupying a peaceful residential street, the house offers a thoughtfully designed layout, complemented by private parking and a fully enclosed, landscaped rear garden.



KEY FEATURES



Stylish, well presented family home



Three bedrooms, one with ensuite



Private rear garden



Allocated parking for 2 cars and on street parking



Within walking distance of schools and train station



Ideally located close to local amenities



EPC Rating - B



Council Tax Band - E



The well proportioned accommodation, presented in excellent condition throughout, comprises a welcoming hallway with entrance vestibule and WC, a bright and spacious sitting room to the front, and a stylish dining kitchen to the rear with a separate utility room providing direct access to the garden. Upstairs, the principal bedroom features built-in wardrobes and an en suite shower room, alongside two further bedrooms, one of which also benefits from built-in storage, and a well-appointed family bathroom with bath, separate shower, WC and wash hand basin. The property further benefits from excellent storage throughout and also has a fully floored loft, accessed via a built in ladder.





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 fitted carpets, fitted floor coverings, blinds, light fittings, gas hob, oven, fridge/freezer and sitting room shelving are included in the sales price. The washing machine, tumble dryer and garden storage units are available by separate negotiation.

There are annual fees for the care of the communal grounds payable to Scottish Woodlands which are approximately £180 and to Ross & Liddell which are approximately £120.

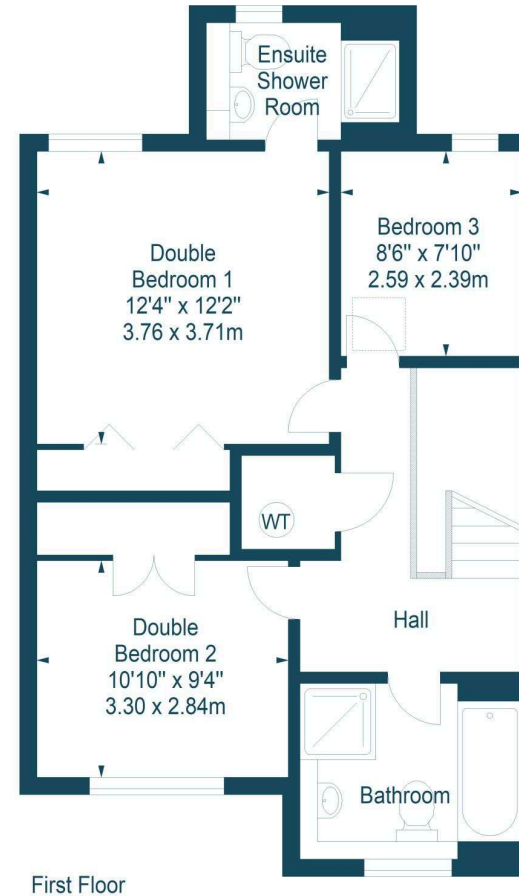
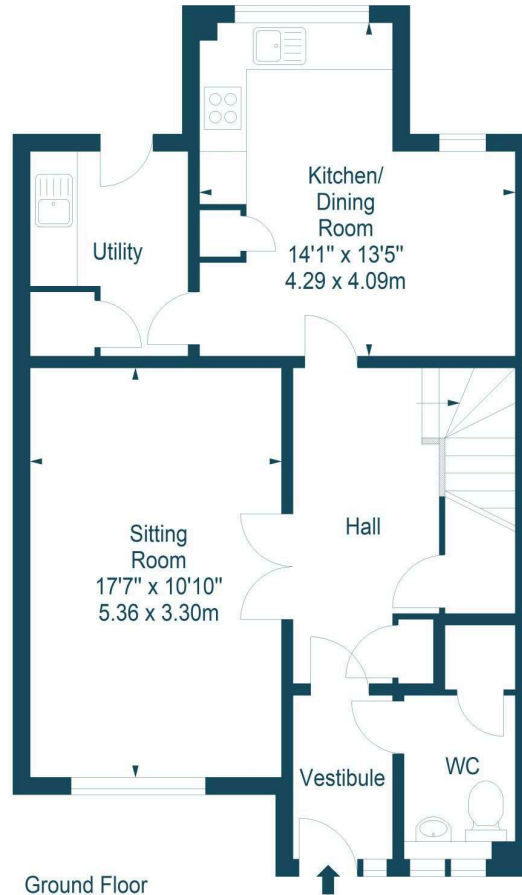
HOME REPORT VALUATION: £410,000



Meikleham Nook,
North Berwick,
East Lothian, EH39 5FF



Approx. Gross Internal Area
1268 Sq Ft - 117.80 Sq M
For identification only. Not to scale.
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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.