

COULTERS[©]

20 GREEN APRON PARK

NORTH BERWICK, EAST LoTHIAN, EH39 4RE

 5 BED  3 BATH  1 PUBLIC



TAKE A LOOK INSIDE

Forming part of an established and highly regarded residential area, 20 Green Apron Park is an exceptional five-bedroom detached family home, ideally situated within the sought-after coastal town of North Berwick. Conveniently located within easy reach of the town's excellent primary and secondary schools, sports centre, railway station, vibrant High Street and beautiful beaches, the property offers spacious and versatile accommodation perfectly suited to modern family living.

Thoughtfully remodelled and extended, the property is beautifully presented throughout and offers a flexible layout to suit a variety of lifestyles. Further benefits include a delightful private rear garden, excellent attic storage, an integral garage and private driveway parking.

KEY FEATURES



Contemporary detached family house



Five bedrooms, one with ensuite



Delightful south west facing private garden



Integral garage and driveway



Peacefully located close to local amenities and transport links



Well presented versatile accommodation



EPC Rating - C



Council Tax Band - E



The bright and generously proportioned accommodation begins with an entrance vestibule opening into a welcoming reception hall with excellent storage. The heart of the home is the impressive open-plan sitting room, dining area and kitchen, creating a wonderful space for everyday family life and entertaining. The kitchen is fitted with an excellent range of units and integrated appliances, while French doors open directly onto the rear garden, seamlessly connecting the indoor and outdoor living spaces. The ground floor also features a double bedroom overlooking the front of the property, a separate study ideal for home working, a practical utility room and a stylish contemporary shower room.

A carpeted staircase leads to the first floor, where the principal bedroom benefits from a walk-in wardrobe and an en-suite shower room. There are three further well-proportioned double bedrooms, all served by a modern family bathroom.





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 fitted carpets, fitted floor coverings, blinds, curtains, light fittings, the induction hob, double oven, microwave, fridge/freezer, dishwasher and washing machine are included in the sale price.

HOME REPORT VALUATION: £600,000



Green Apron Park,
North Berwick,
East Lothian, EH39 4RE

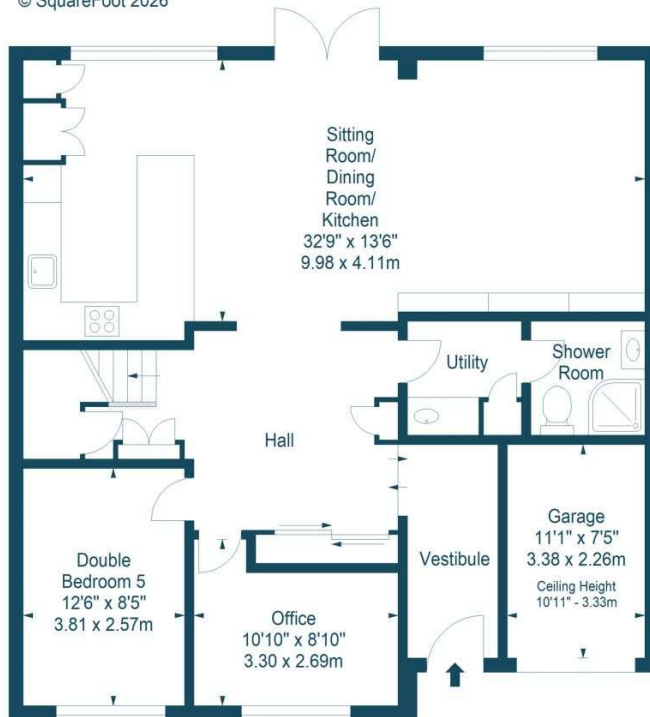


Approx. Gross Internal Area
1953 Sq Ft - 181.43 Sq M

Attic
Approx. Gross Internal Area
349 Sq Ft - 32.42 Sq M

Garage
Approx. Gross Internal Area
82 Sq Ft - 7.62 Sq M

For identification only. Not to scale.
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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.