

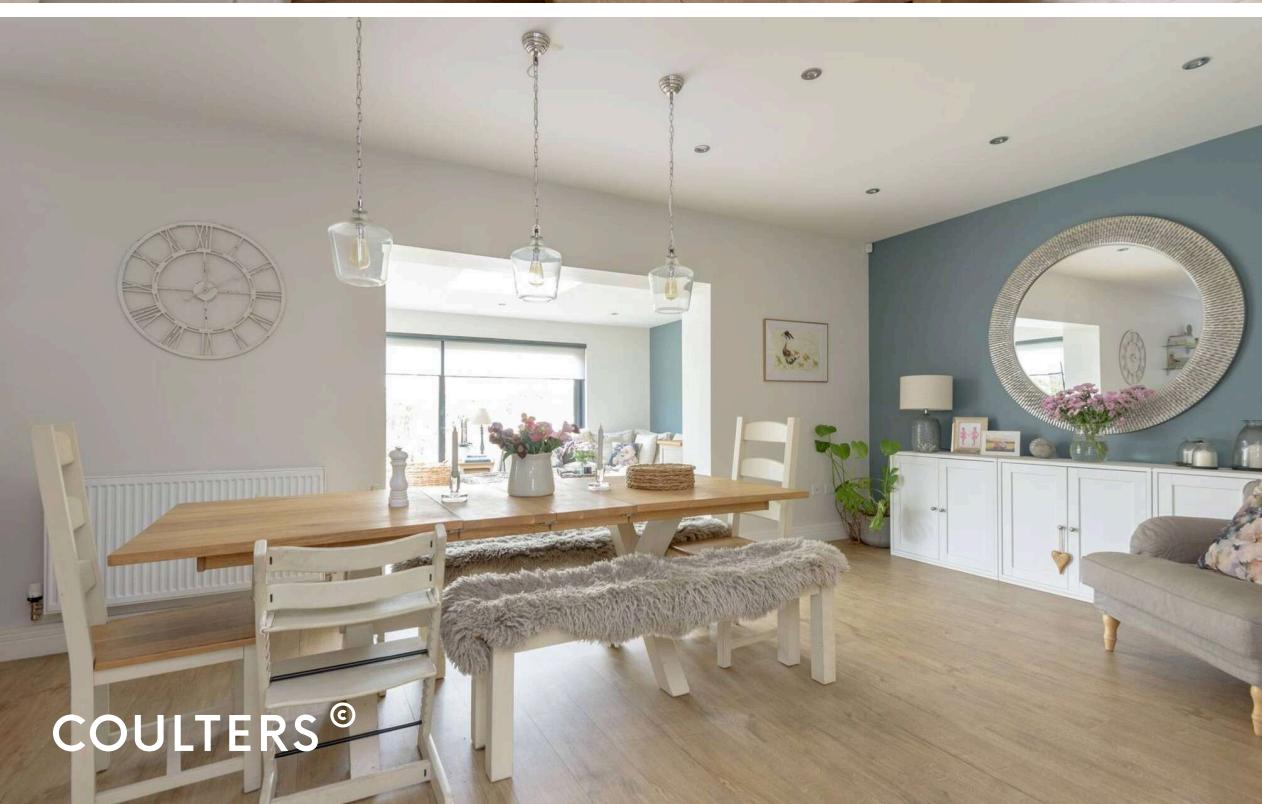
COULTERS®



# 17 EELES MOUNT

NORTH BERWICK, EAST LOTHIAN, EH39 5FE

5 BED 3 BATH 2 PUBLIC



## TAKE A LOOK INSIDE

A beautifully presented five bedroom detached family home quietly nestled within this highly sought after modern development in central North Berwick.

This superb family home benefits from a mature enclosed rear garden, double integral garage, and is just a short walk from the train station and local schools.

### KEY FEATURES

- Detached family home in desirable location
- Five bedrooms, two with ensuite
- Mature, enclosed rear garden
- Double garage and double driveway
- Walking distance of local school and train station
- Wood burning stove
- EPC Rating - B
- Council Tax Band - G



The property comprises; welcoming entrance hallway with vestibule and WC; light filled sitting room with gas stove. To the rear, the heart of the home is the expansive open plan kitchen/dining/living room designed for modern living and entertaining. The kitchen features a wide range of contemporary fitted units, two ovens, integrated appliances and a breakfast bar with a gas range hob.

The extended living area with wood burning stove allows seamless access to the enclosed rear garden via bi-folding doors. A separate utility room adds further functionality, providing direct access to both the double garage and rear garden.



Upstairs, the principal bedroom boasts double fitted wardrobes and a spacious modern ensuite shower room. Four additional well-proportioned bedrooms all feature built in storage, with one further ensuite, making it an ideal layout for growing families and guests.

A large family bathroom with three piece suite and separate shower completes the accommodation on this floor.

Additional benefits include full double glazing and efficient gas central heating.

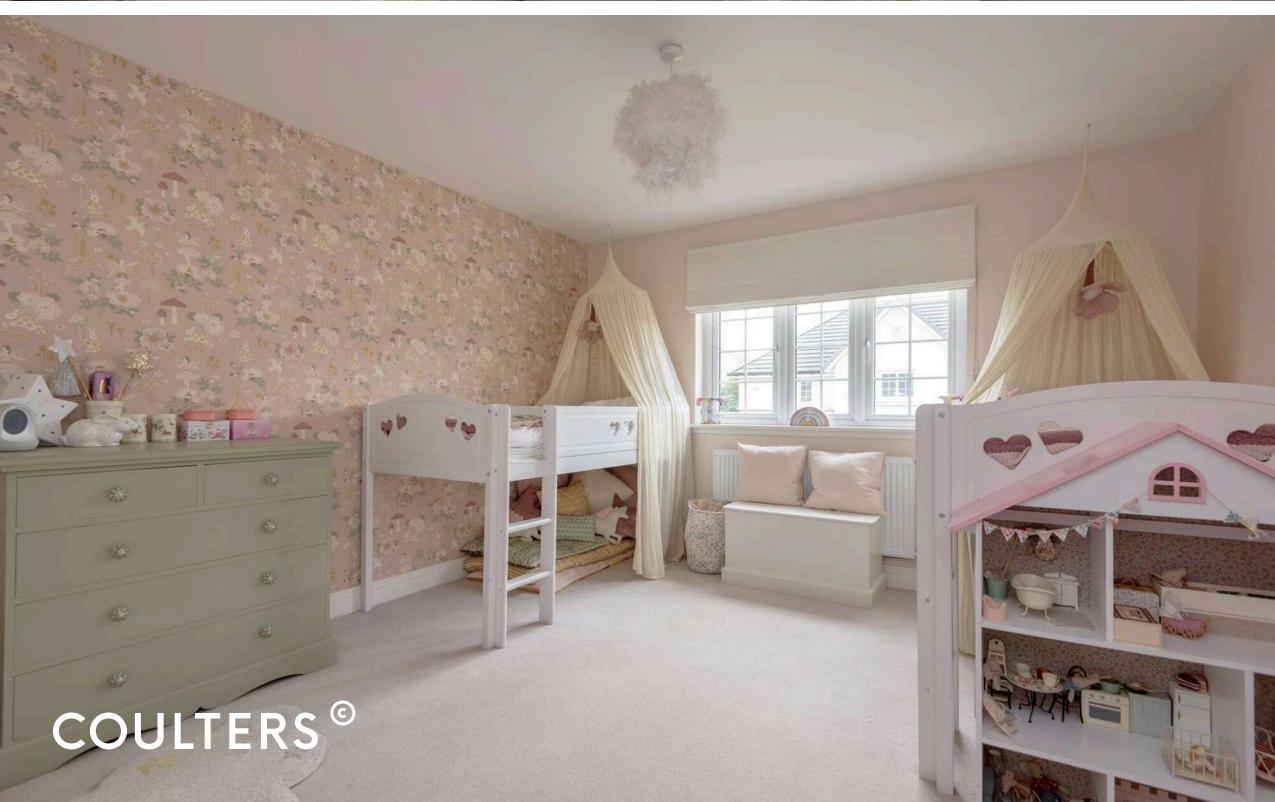
## EXTRAS

All integrated appliances, fitted floorcoverings, some light fittings and window coverings are included in the sale.

There are annual fees for the care of the communal grounds payable to Ross and Liddel which are approximately £325.







## 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.

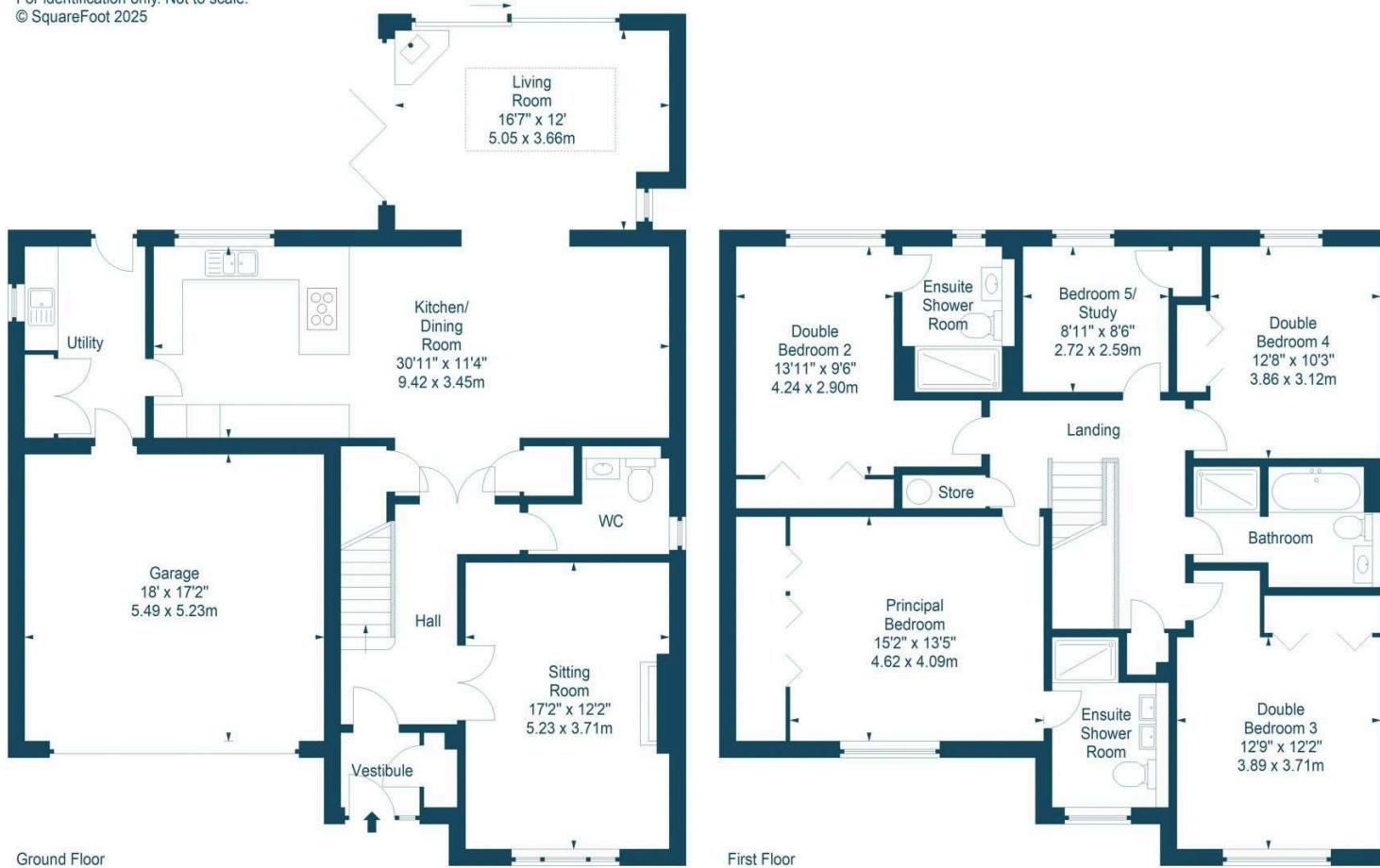
The bustling High Street offers a variety of amenities with a butcher, post office, chemist, and Co-op; and an Aldi and Tesco are located on the East side of the town.

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.

Eeles Mount,  
North Berwick,  
East Lothian, EH39 5FE



Approx. Gross Internal Area  
2734 Sq Ft - 253.99 Sq M  
(Including Garage)  
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.