



# 8 Trainers Brae

NORTH BERWICK, EH39 4NR

Property  
**PARIS STEELE**

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## PROPERTY DESCRIPTION

Situated within a highly sought-after residential development in North Berwick, this impressive four-bedroom detached family home offers spacious and versatile accommodation throughout. Set on a generous corner plot, the property is approached via a neatly maintained front garden leading to the welcoming hallway. To the left, a well-proportioned, dual-aspect lounge enjoys an abundance of natural light and opens directly onto the rear garden. Finished in an elegant style, the room features carpeting, a calming neutral colour scheme, and a striking open fireplace as its focal point.

Returning to the hallway, the dining kitchen also benefits from direct access to the rear garden via an adjacent utility room. The contemporary L-shaped kitchen is fitted with a range of white wall and base units, complemented by integrated lighting and high-quality appliances, including a gas hob, eye-level grill, oven, and extractor hood.

Entered through French doors, is the dining room, which also lends itself perfectly to use as a home office. A guest WC completes the ground floor. Ascending to the first floor, the four double bedrooms are warm, comfortable and tastefully decorated, each with built-in wardrobes. The principal benefits from an en-suite shower room. The remaining bedrooms share access to a well-appointed family bathroom with a WC, washbasin, and bath with wall-mounted shower.

Externally the enclosed rear garden mainly comprises of a lush lawn and borders. Ample off-street parking is provided for by a detached double garage.

## FIXTURES & FITTINGS

All fitted floor coverings, light fixtures, curtains and blinds, integrated oven, hob, extractor fan and dishwasher are included in the sale.



## PROPERTY FEATURES

- Four-bedroom detached home
- Spacious dual-aspect lounge, opening to garden
- Modern dining kitchen with utility
- Versatile dining room or home office
- Four double bedrooms, one with en-suite
- Family bathroom
- Enclosed rear garden
- Double glazing
- Gas central heating
- EPC - C
- Council tax band - G
- Tenure - Freehold
- Annual Factor Fee - £260

□ \*Please note the current layout differs to the images on this listing

## NORTH BERWICK

Consistently voted one of the best places to live in the UK and Scotland, 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.

Well-regarded local primary and secondary schooling includes North Berwick High School. Private schooling is available in nearby Haddington, Dunbar, and Musselburgh as well of course in Edinburgh. 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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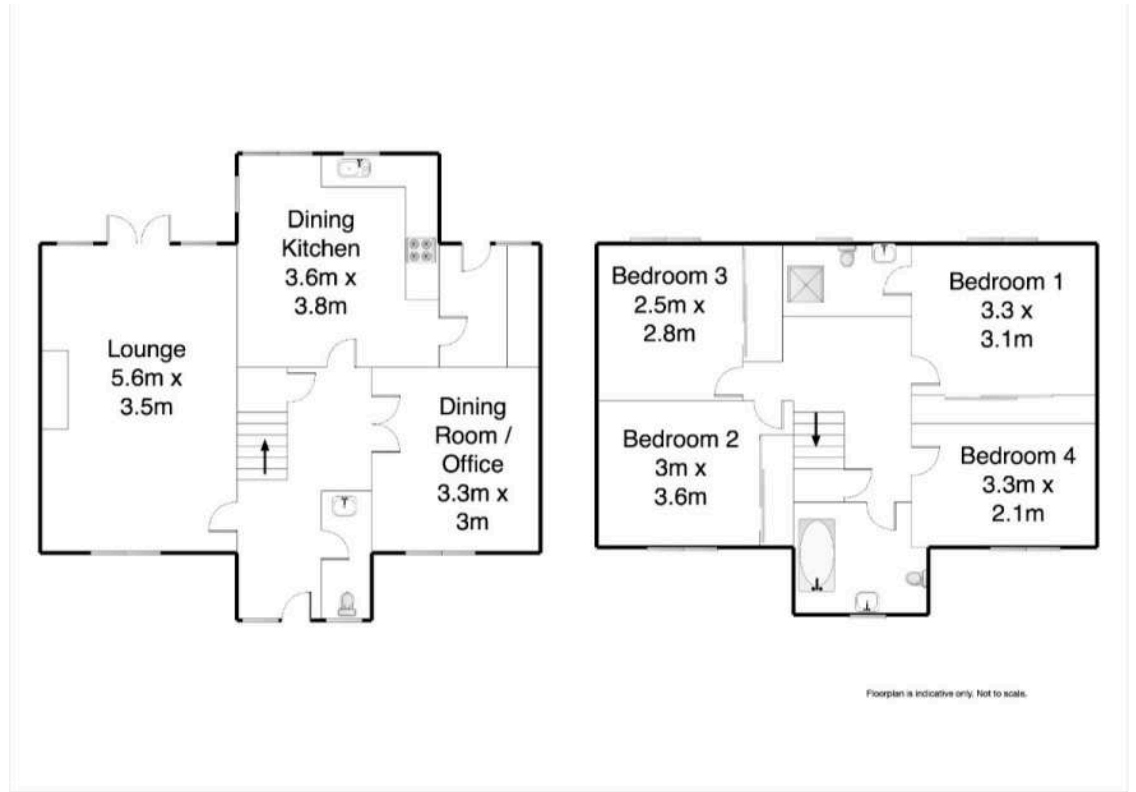
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Please Note:

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.

