


COULTERS[©]

40 BLACKADDER CRESCENT

NORTH BERWICK, EAST LINTON, EAST LOTHIAN, EH39 5FQ

 4 BED

 2 BATH

 2 PUBLIC



TAKE A LOOK INSIDE

Set within a peaceful modern development, 40 Blackadder Crescent is a beautifully presented four-bedroom detached home in the highly sought-after coastal town of North Berwick, conveniently located close to excellent primary and secondary schooling, the railway station, town centre and beaches.

Offering stylish and well-balanced family accommodation, the property benefits from a thoughtfully designed layout, a fully enclosed private rear garden, integral garage and driveway parking.

KEY FEATURES



Modern detached family house



Four bedrooms, one with ensuite



Well established private rear garden



Integral garage and driveway parking



Peacefully located close to local amenities and transport links



Beautifully presented, contemporary living



EPC Rating - B



Council Tax Band - G

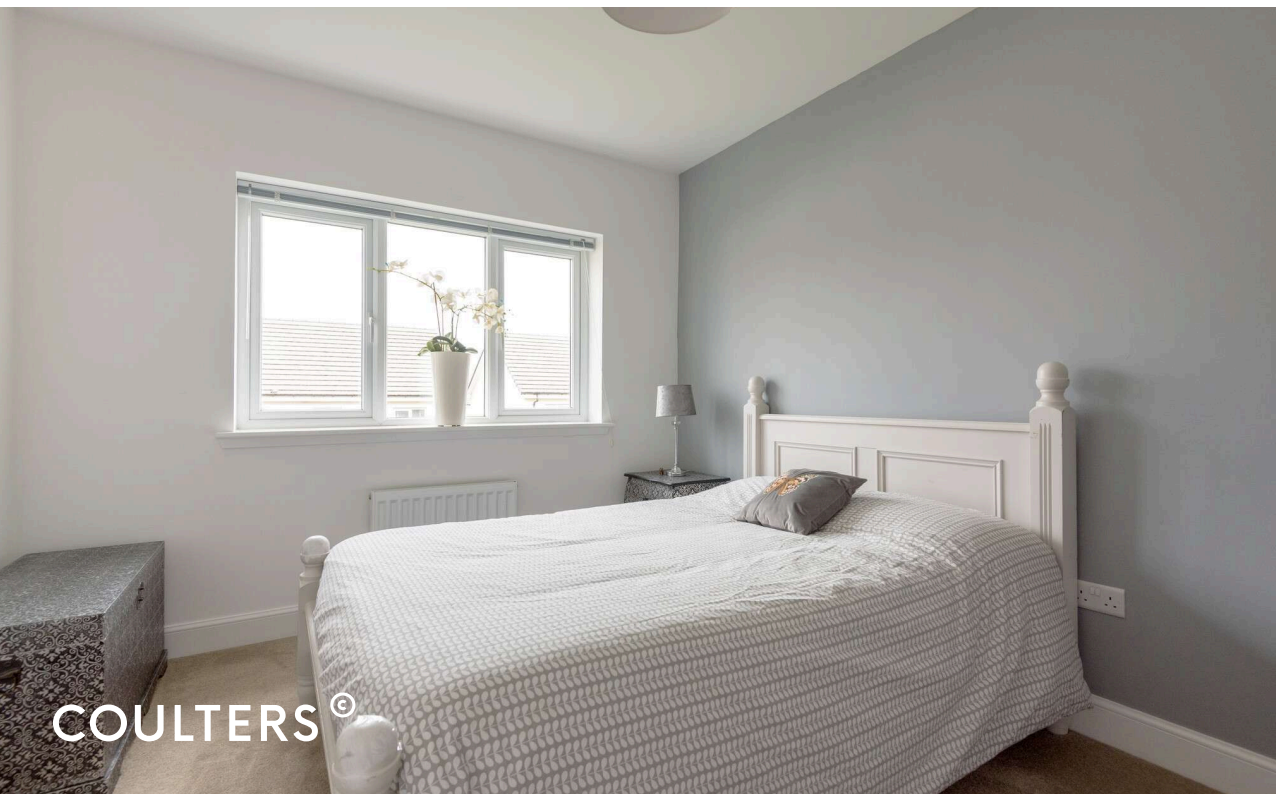




The well-proportioned accommodation begins with a welcoming entrance hall with useful under-stair storage, leading to a spacious front-facing sitting room. To the rear, a generous kitchen, dining and family space is fitted with an excellent range of units and integrated appliances, with French doors opening directly onto the garden, creating an ideal space for everyday living and entertaining. A utility room with adjoining WC completes the ground floor.

Upstairs, the principal bedroom features fitted wardrobes and an en suite shower room. There are three further bedrooms, two of which also benefit from fitted wardrobes, along with a well-appointed family bathroom. The property is further enhanced by double glazing throughout and gas central heating.





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, curtains, blinds, gas hob, oven, fridge/freezer and the dishwasher are included in the sale price.

There are annual factor fees for the care of the communal grounds payable to Hacking and Paterson which are approximately £160.

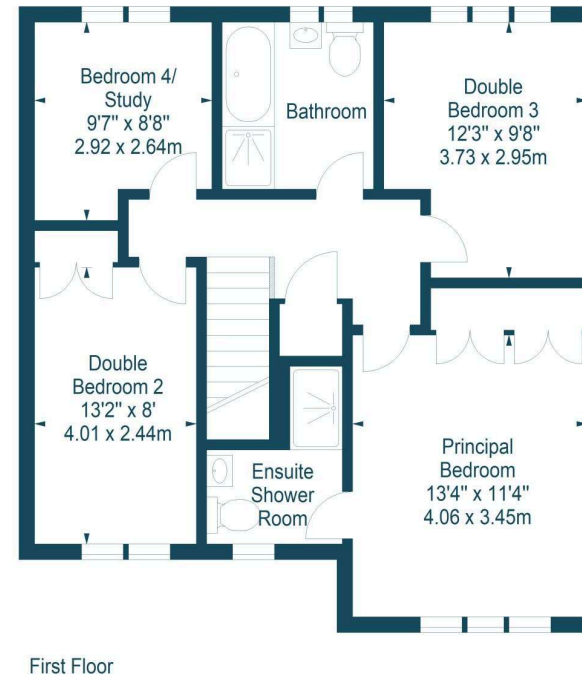
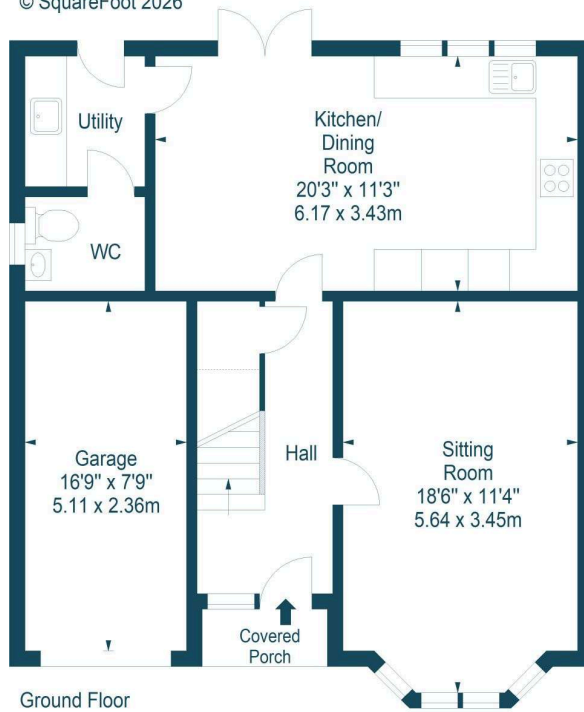
HOME REPORT VALUATION: £500,000



**Blackadder Crescent,
North Berwick,
East Lothian, EH39 5FQ**



Approx. Gross Internal Area
1308 Sq Ft - 121.51 Sq M
Garage
Approx. Gross Internal Area
130 Sq Ft - 12.08 Sq M
For identification only. Not to scale.
© SquareFoot 2026



GET IN TOUCH

 www.coultersproperty.co.uk

 01620 671837

 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.