



39 Couper Avenue
NORTH BERWICK | EAST LoTHIAN | EH39 4DX



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Nestled in the heart of prestigious North Berwick with stunning views over the Law, is this immaculately presented end terraced house. Boasting private front and rear gardens, gas central heating and double glazing this property would make an ideal buy in a tranquil, yet well-connected location.

The accommodation comprises a welcoming entrance hallway, a bright lounge with picture window with stunning views onto the Law, a contemporary kitchen with attractive units, a useful utility cupboard and garden access and following up a carpeted staircase the upper level enjoys two well-proportioned double bedrooms both with built-in wardrobes and the home is completed by a stylish shower room. Externally the fully enclosed rear garden is a low maintenance haven, paved with ample seating area.

- Immaculate end terraced house
- Heart of coastal North Berwick location
- Panoramic views of North Berwick Law
- Private front and rear gardens
- Welcoming hallway
- Bright lounge with picture window
- Contemporary kitchen
- Two large double bedrooms with built-in wardrobes
- Stylish shower room
- Gas central heating and double glazing

Council Tax: C , Energy Rating: D

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



Extras: Fixtures and fittings, oven, hob, and all blinds to be included in the sale.

The Royal Burgh of North Berwick is a highly prestigious seaside town in East Lothian. It is situated on the south shore of the Firth of Forth, approximately 25 miles east of Edinburgh. Accessible by a frequent rail service from Edinburgh which has made it popular for commuting to the capital city in recent years. The property is well positioned to take advantage of an excellent range of shopping outlets within the town, supported by the usual banks, building societies and postal services. Leisure wise the choice is first class and includes a number of fashionable bars, bistros and restaurants to suit all tastes. For the more energetic there is an indoor sports centre, in addition to the obvious attractions of the beach. North Berwick is also renowned for the quality of golfing on offer, and the surrounding open countryside promises hours of pleasure. Schooling is well represented from nursery to senior level.



