

COULTERS[®]

34 BLACKADDER CRESCENT

NORTH BERWICK, EAST LOTHIAN, EH39 5FQ

 5 BED

 3 BATH

 3 PUBLIC



TAKE A LOOK INSIDE

Forming part of a peaceful and highly regarded modern development, 34 Blackadder Crescent 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, railway station, vibrant High Street and beautiful beaches, the property offers spacious and versatile accommodation perfectly suited to modern family living.

Beautifully presented throughout, the property has been recently enhanced to create additional living space adding to the flexibility of the layout. Further benefits include a delightful, well-established enclosed rear garden, integral garage, driveway parking and an EV charging point.



KEY FEATURES



Stylish detached modern family house



Five bedrooms, two with ensuite



Private well established rear garden



Integral garage, driveway parking and EV charging point



Peacefully located close to local amenities and transport links



Beautifully presented, contemporary living



EPC Rating - B



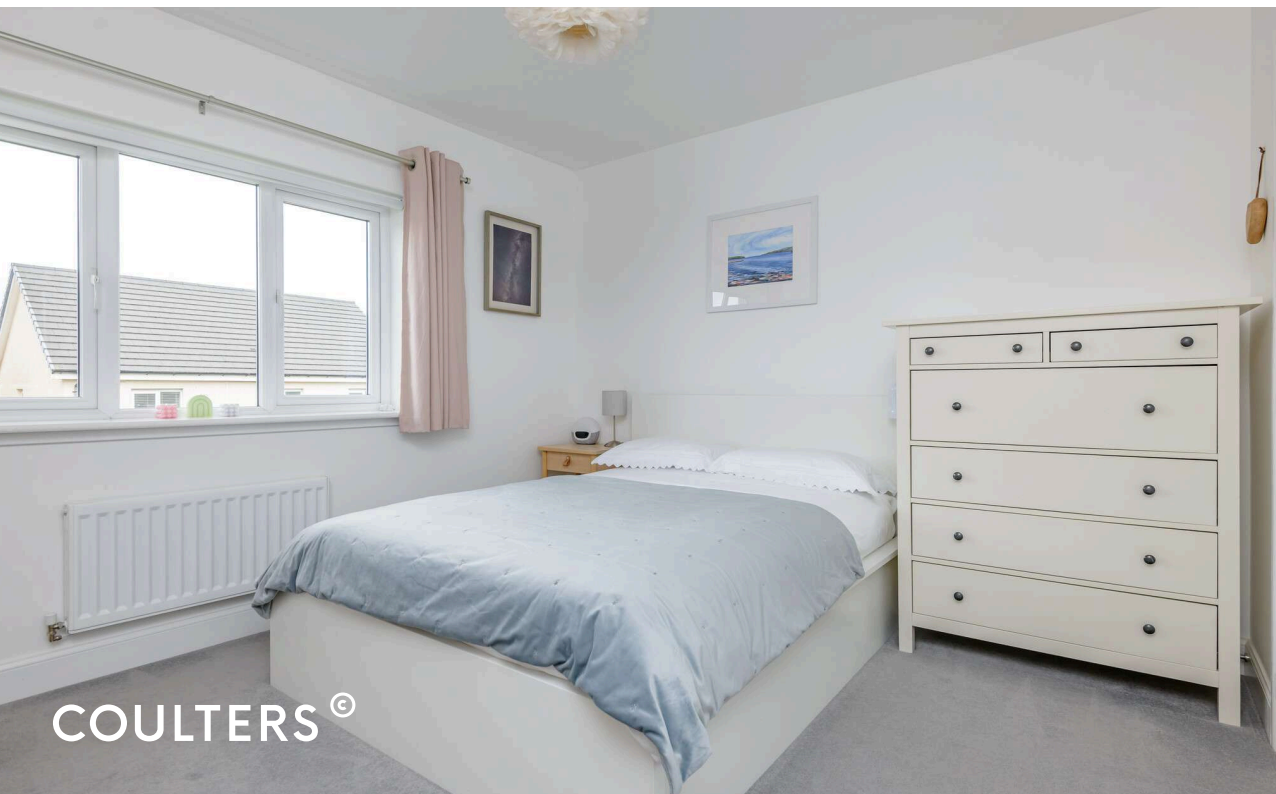
Council Tax Band - G



The generously proportioned accommodation begins with a welcoming entrance hall leading to a spacious sitting room with an attractive front-facing bay window. The heart of the home is the impressive open-plan kitchen/dining/living room, fitted with an excellent range of units, integrated appliances and a pantry cupboard, with two sets of French doors opening directly onto the rear garden, creating a wonderful space for family life and entertaining. A utility room and cloakroom WC complete the ground floor accommodation, along with the converted garage which now provides a versatile additional reception room, ideal as a family room, playroom, home office or gym, and a useful cloakroom.

On the first floor, the principal bedroom benefits from fitted wardrobes and an en-suite shower room, while a second double bedroom also enjoys fitted wardrobes and its own en-suite shower room. There are three further well-proportioned bedrooms, one of which features fitted wardrobes, together with a contemporary family bathroom. The property is fitted with double glazing throughout and benefits from 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, light fittings, gas hob, oven, fridge/freezer, the dishwasher, washing machine and tumble dryer 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: £640,000



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



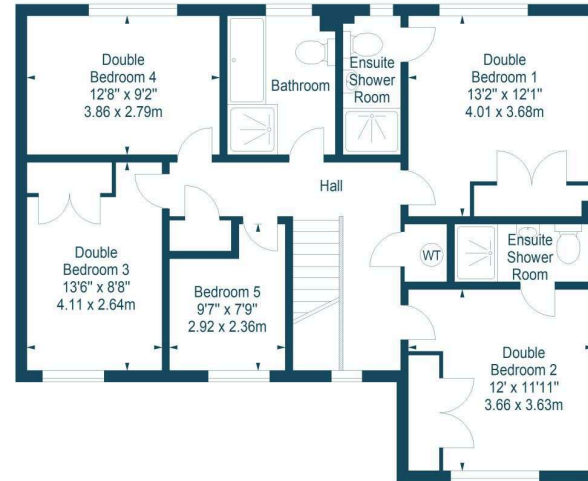
Approx. Gross Internal Area
1894 Sq Ft - 175.95 Sq M
Garage

Approx. Gross Internal Area
142 Sq Ft - 13.19 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.