


COULTERS[©]



12 LAUDER RAMBLING

NORTH BERWICK, EAST LOTHIAN, EH39 5PU

 4 BED

 2 BATH

 1 PUBLIC



TAKE A LOOK INSIDE

12 Lauder Rambling is a beautifully presented 4 bedroom semi-detached house situated in this highly desirable modern development in North Berwick, within walking distance of local schooling and the train station. The bright and flexible accommodation is arranged over two floors with a layout ideal for modern family living. The property comprises:

Ground floor: welcoming entrance hall with WC/cloakroom and access to garage, spacious sitting room, large kitchen/dining room with direct access through double patio doors to the garden.

First floor: the principal bedroom has fitted wardrobes and an en suite shower room. there are three further bedrooms with fitted wardrobes served by a family bathroom with three piece suite and a separate shower. There is access to a loft.

The property has double glazing throughout and gas central heating.



KEY FEATURES



Impressive 4 bedroom semi-detached house



Flexible and spacious accommodation



Excellent kitchen/dining room and living space



Off-street parking, garage and west facing garden



Close to local amenities, schools and train station



Sought after location within North Berwick

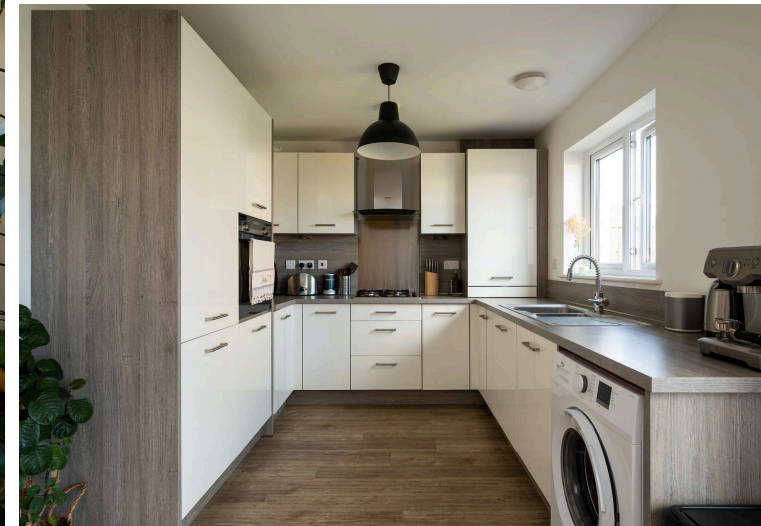


EPC Rating - C



Council Tax Band - G





OUTSIDE

Outside there is a west facing garden mainly laid to lawn with a decking area. There is off-street parking to the front and a useful single garage.

Factoring fees

There are annual fees for the care of the communal grounds payable to Scottish Woodlands which are approximately £160 and to Ross & Liddell, which are approximately £70.00





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









LOCAL INFORMATION(CONT.)

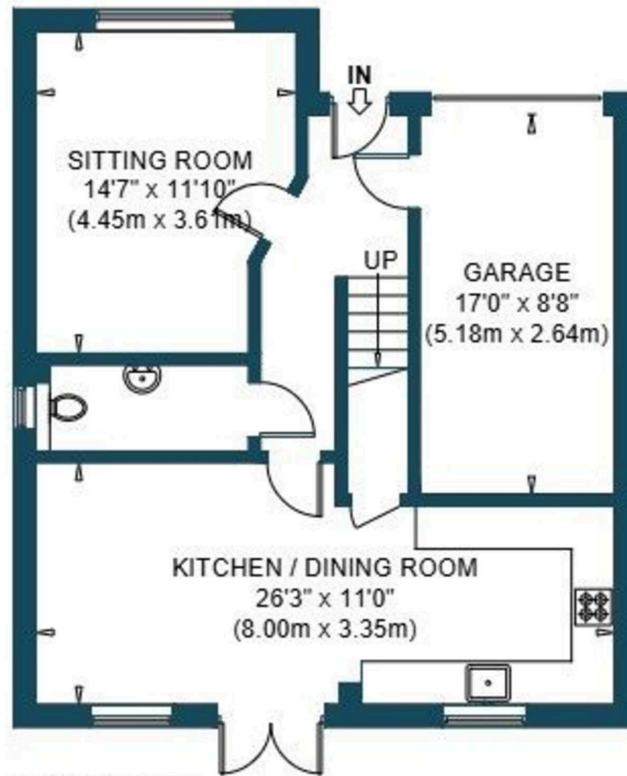
in Musselburgh. Edinburgh schooling options are easily accessed.

East Lothian has many fine walks by the sea and inland. Edinburgh can be reached in about 45 minutes by car or by train in half an hour and there are extensive bus services.

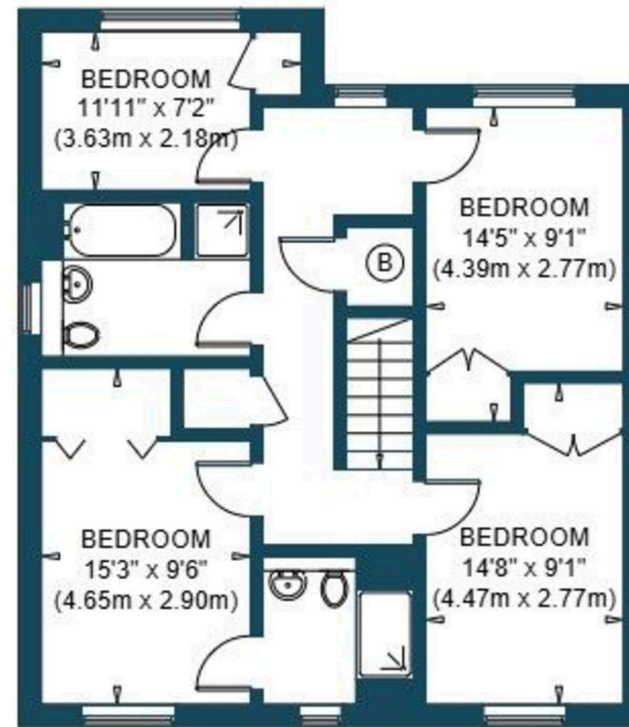
EXTRAS

All integrated appliances, light fittings, floor coverings and window coverings.





GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 56.5 SQ M / 608 SQ FT
GARAGE
GROSS INTERNAL
FLOOR AREA 13.7 SQ M / 147 SQ FT



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 70.2 SQ M / 755 SQ FT

LAUDER RAMBLING
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA = 126.7 SQ M / 1363 SQ FT
GARAGE FLOOR AREA = 13.7 SQ M / 147 SQ FT
COMBINED FLOOR AREA = 140.4 SQ M / 1510 SQ FT
All measurements and fixtures including doors and windows
are approximate and should be independently verified.
Copyright © exposure
www.photographyandfloorplans.co.uk

GET IN TOUCH

 www.coultersproperty.co.uk

 0131 603 7333

 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.