

COULTERS<sup>©</sup>

# 27 LORD PRESIDENT ROAD

NORTH BERWICK, EAST LOTHIAN, EH39 4RW

 4 BED  2 BATH  3 PUBLIC



## TAKE A LOOK INSIDE

Forming part of a mature and established modern development, 27 Lord President Road is a beautifully presented and well proportioned four-bedroom detached family home, ideally situated within the highly sought-after coastal town of North Berwick. The property enjoys a convenient location within easy reach of the town's excellent amenities, including the railway station, highly regarded primary and secondary schools, sports centre, golf courses and stunning beaches.

Offering flexible and well-balanced accommodation throughout, the property enjoys open sea views and further benefits from a delightful private rear garden, thoughtfully landscaped with mature planting, a paved terrace ideal for outdoor entertaining and a charming garden room. Additional features include excellent loft storage and private driveway parking.

## KEY FEATURES



Modern detached house in highly sought after residential area



Four double bedrooms, one with ensuite



Delightful, well established private gardens



Driveway parking to the front



Ideally located close to local amenities and transport links



Well presented, versatile family accommodation



EPC Rating - C



Council Tax Band - G



The accommodation is entered via a welcoming reception hall and includes a spacious sitting room with a wood-burning stove, and tri-fold doors opening into a bright conservatory that provides a seamless connection to the garden. A separate dining room enjoys an attractive outlook to the front of the property, while the well-appointed kitchen/breakfast room is fitted with an excellent range of units and integrated appliances and opens directly onto the terrace. Steps lead down from the kitchen to a generous family room with built-in storage, creating a versatile space ideal for modern family living. A ground floor WC completes the accommodation on this level.

On the first floor, the principal bedroom benefits from an en-suite shower room, while three further well-proportioned double bedrooms are served by a contemporary family bathroom.





## 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.

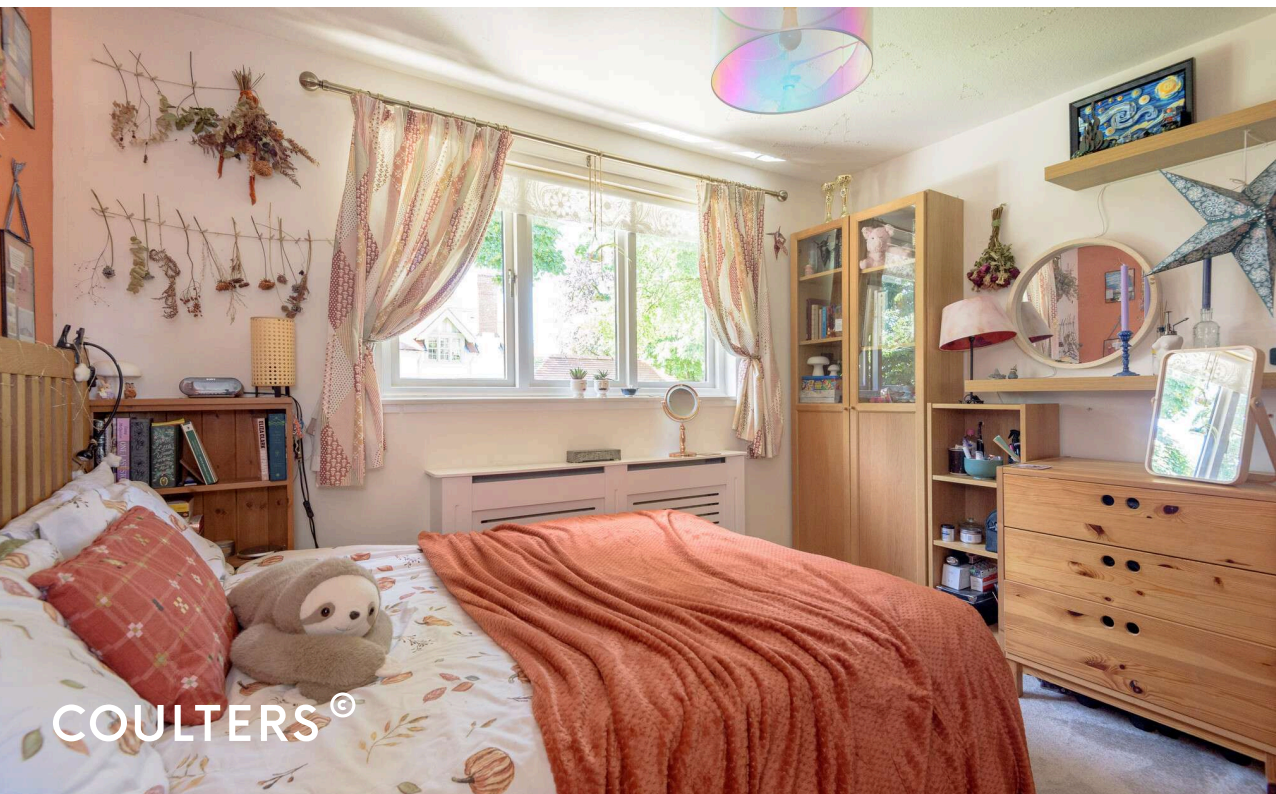
Reputable local primary and secondary schooling including North Berwick High School are within walking distance. There is private schooling at Compass in Haddington, Belhaven Hill in Dunbar, and Loretto in Musselburgh. Edinburgh schooling options are easily accessed.

## EXTRAS

All fitted carpets, fitted floor coverings, blinds, curtains with the exception of the dining room and double bedroom 3, light fittings with the exception of the entrance hall and the principal bedroom, and the large garden sheds are included in the sale price. The fridge/freezer and the Lacanche Range cooker are available by separate negotiation. The dishwasher, washing machine and tumble dryer are excluded from the sale.

There is a Residents Association and annual charges are approximately £185.

**HOME REPORT VALUATION: £580,000**

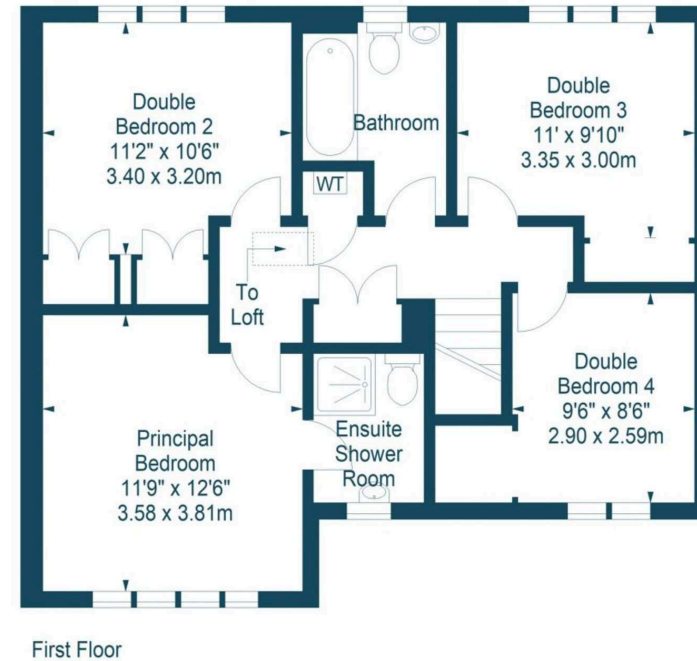
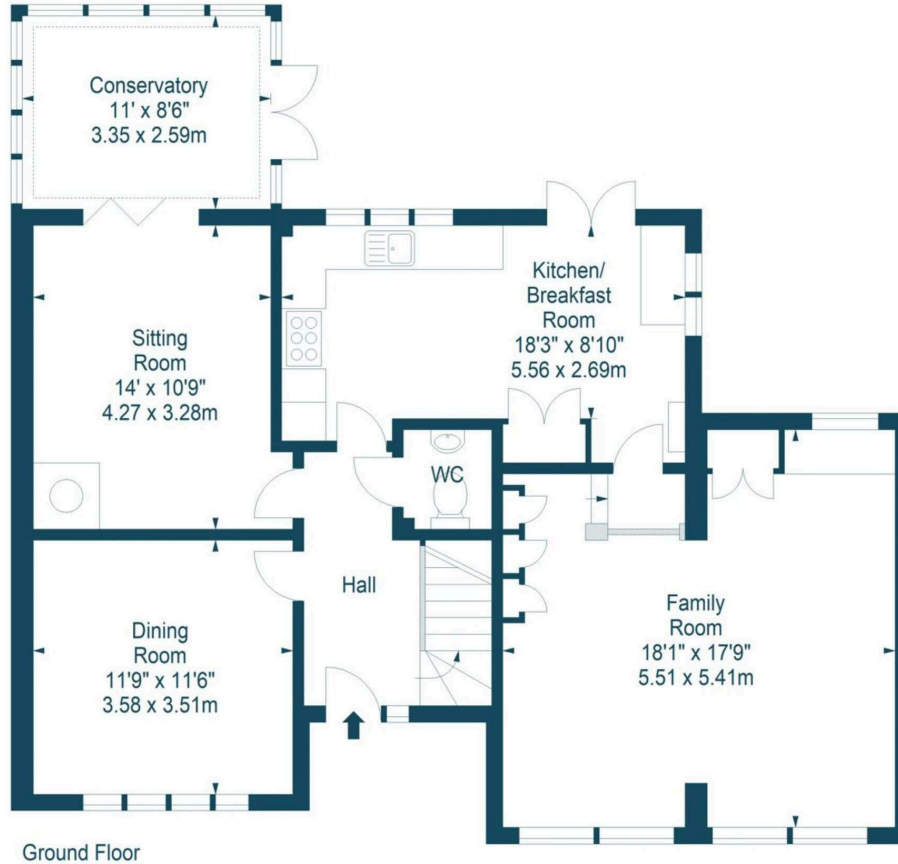
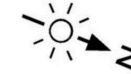




Lord President Road,  
North Berwick,  
East Lothian, EH39 4RW



Approx. Gross Internal Area  
1700 Sq Ft - 157.93 Sq M  
For identification only. Not to scale.  
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## GET IN TOUCH

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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.