

COULTERS<sup>©</sup>



# 54 PHILLIMORE SQUARE

NORTH BERWICK, EAST LOTHIAN, EH39 5FP

 5 BED  3 BATH  2 PUBLIC



## TAKE A LOOK INSIDE

A well presented five bedroom detached family home situated within a popular modern development in highly desirable North Berwick.

This bright and spacious property benefits from a double garage and driveway, and well maintained rear garden with open outlook.



## KEY FEATURES



Spacious detached family home



Five double bedrooms, two with ensuite



Fully enclosed rear garden



Double garage and double driveway



Located in highly desirable North Berwick



Excellent local amenities nearby

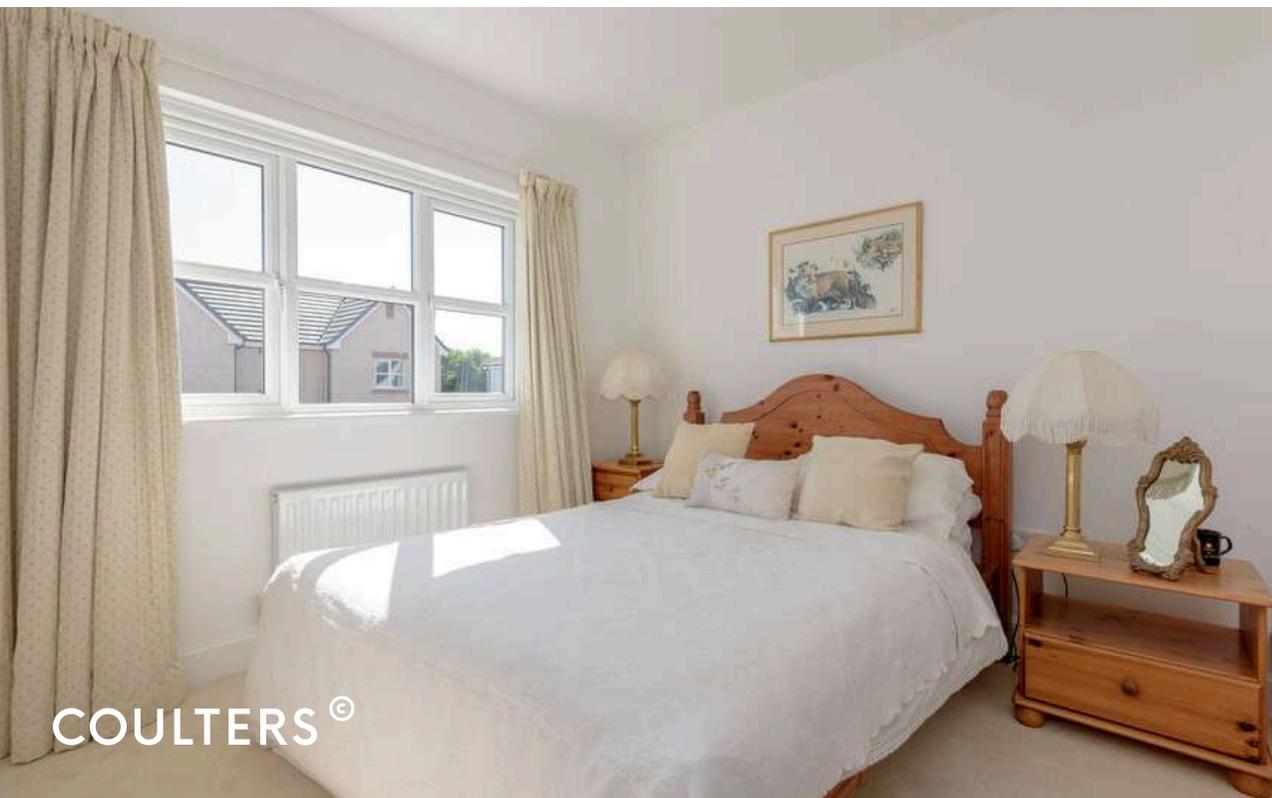


The property is within easy reach of the train station along a back path at the edge of the estate and an excellent range of local amenities.

It comprises; welcoming entrance hall with WC, sitting room with bay window and double doors to an open plan kitchen/dining/family room with direct access to the rear garden, utility room, and a study/bedroom 5. On the first floor; principle bedroom with fitted wardrobes and ensuite shower room, three further double bedrooms one with ensuite and a family bathroom with three piece suite and seperate shower.



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## THE LOCAL AREA

The beautiful East Lothian seaside town of North Berwick is a highly sought after location. Just twenty five miles from Edinburgh the town is popular with commuters working in the city, and the regular train service from North Berwick to Edinburgh allows for convenient travel back and forth.

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 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 close by. There is private schooling at The Compass School in Haddington, Belhaven Hill in Dunbar, and Loretto in Musselburgh. Edinburgh schooling options are easily accessed.

## EXTRAS

All integrated appliances, curtains, blinds, washing machine, tumble dryer garden bench and greenhouse are included in the sale.

The estate is factored by Hacking & Paterson with an approximate fee of £30 per quarter.

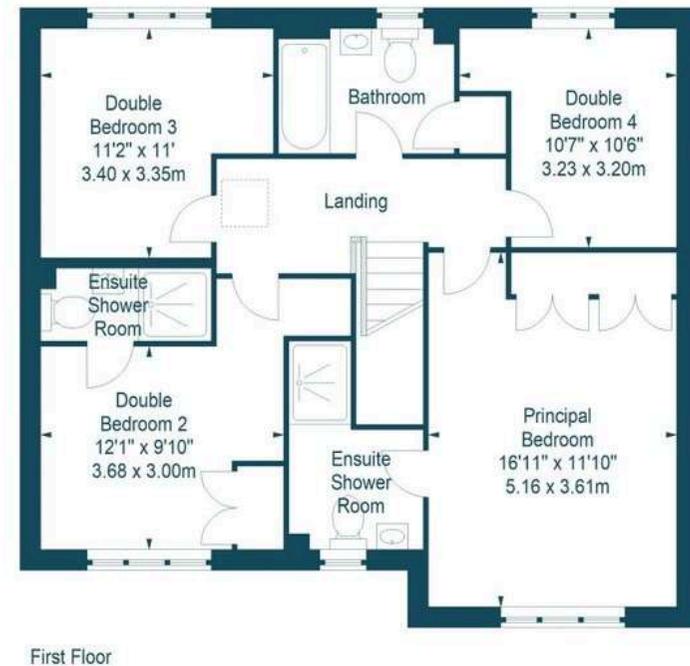




**Phillimore Square,  
North Berwick,  
East Lothian, EH39 5FP**



Approx. Gross Internal Area  
1621 Sq Ft - 150.59 Sq M  
Garage  
Approx. Gross Internal Area  
342 Sq Ft - 31.77 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.