



North Berwick

4 Moffat Place, North Berwick, EH39 4SD

Offers Over £300,000

Viewing by apt tel Agent 01620 892000

Description

4 Moffat Place is an immaculately presented 3 bedroom terraced house by CALA with an open plan front garden, private and secure rear garden and parking to the rear for several cars. The property is situated within easy walking distance of the excellent primary and secondary schools, train station and town centre and close to the golf course and beach.

The spacious accommodation, which has neutral décor throughout, comprises on the ground floor – spacious vestibule; WC with WHB, WC with storage cupboard; door to hall with understairs storage cupboard, further useful cupboard and stairs to the first floor; double doors leading to the living room which has a window to the front and fireplace with electric fire in a modern surround; kitchen/dining room with two windows to the rear, excellent selection of light coloured units with matching worktops, integrated appliances and space for dining table and utility room with further selection of light coloured units with sink

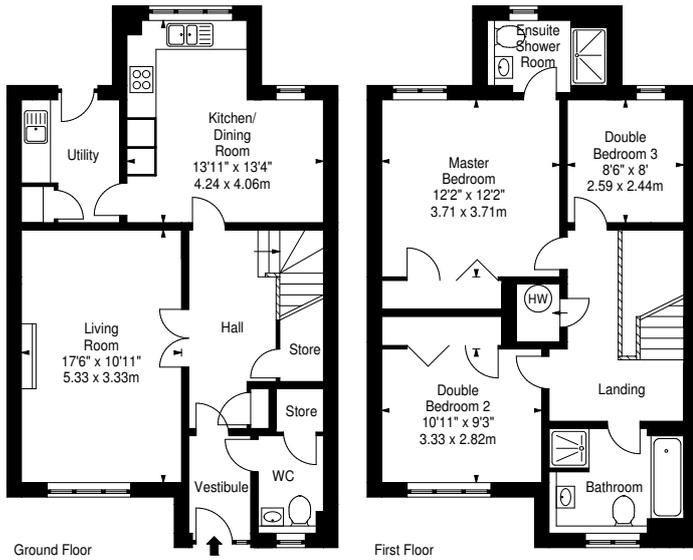
and matching work surfaces, space for a washing machine and tumble dryer, large cupboard and door to the rear garden; and on the first floor – a carpeted staircase leads to a spacious landing with airing cupboard; master bedroom with a window to the rear, large fitted wardrobes and en-suite shower room with a large shower enclosure, WHB, WC and heated towel rail; double bedroom 2 with window to the front and built in wardrobe; bedroom 3 with window to the rear and access hatch with ladder access to the floored loft and family bathroom with window to the front, bath with shower mixer taps, separate enclosure, WHB, WC and heated towel rail.

Location

North Berwick lies on the East Lothian coast within easy commuting

**Immaculately presented 3
bedroom CALA terraced house
with private rear garden
and parking**

Approx. Gross Internal Area
1259 Sq Ft - 116.96 Sq M
For identification only. Not to scale.
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distance of Edinburgh and is one of the most sought-after towns in the County. It has a busy high street, with a wide range of local shops and restaurants as well as Tesco and Aldi supermarkets nearby. Excellent local primary schooling and the well-regarded High School are both within easy walking distance of the house. Private schooling at all levels is available at Loretto in Musselburgh, Belhaven Hill in Dunbar and in Edinburgh. North Berwick has two excellent golf courses, a yacht club, rugby club, tennis courts, a swimming pool and sports centre, and a luxury spa club is situated at the Marine Hotel. 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.

Garden

The front garden is open plan and laid to lawn. The private and enclosed rear garden has artificial grass for ease of maintenance, a paved patio area and there is a garden shed. A gate at the rear of the garden leads out to the parking area.

Parking

There are several parking spaces at the rear of the property.

Fixtures and Fittings

The carpets, curtains, blinds and light fittings throughout the property are included in the sale price together with the integrated gas hob, electric oven, extractor hood, dishwasher and fridge freezer in the kitchen and the shed in the garden.

Services

The property benefits from gas central heating and is double glazed throughout.

EPC Rating C

Home Report

The Home Report is available to be downloaded from our website www.eastlothianprimeproperty.com. The condition of the property and any material matter is disclosed in the Home Report.

Note: Interested parties should request their solicitor to note interest. The Seller is not bound to accept the highest or any offer. These particulars do not form part of any contract. The statements or plans are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested and no warranty is given as to their compliance with Regulations.

