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3 Sim Forth, North Berwick, EH39 5FD

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



About the Property

Set on a generous plot at the edge of a sought-after modern development, 3 Sim Forth is a five-bedroom detached home offering spacious, flexible living in a peaceful setting with open countryside views and sightlines to North Berwick Law. This family home benefits from a south-facing rear garden, a double integral garage, and close proximity to excellent local schools and amenities.

The property is entered via a welcoming vestibule with a handy WC and leads into a central hallway with under-stair storage. To the front, a bright sitting room provides a cosy retreat, while the heart of the home is the expansive open-plan kitchen/dining room to the rear. This space is ideal for modern family living and entertaining, with French doors opening directly onto the sunny garden. The contemporary kitchen features integrated appliances, and a separate utility room with external access.

Upstairs, the generous landing includes two useful storage cupboards and leads to five well-proportioned bedrooms, all with built-in storage. The principal bedroom, positioned to the front, boasts a Juliet balcony and a large en-suite shower room with twin basins. A second bedroom also benefits from an en-suite shower room, while the remaining three bedrooms share a family bathroom complete with both a bath and a separate shower.

Externally, the private south-facing rear garden is largely laid to lawn, with two decked areas ideal for outdoor dining and relaxation. Backing directly onto open fields, the garden enjoys a peaceful, open outlook and is not overlooked. To the front, there is a small lawn, driveway parking for two cars, and access to the double integral garage. An EV charger is also installed.

3 Sim Forth offers a rare opportunity to secure a spacious modern family home in one of East Lothian's most desirable coastal towns. Ideal for growing families seeking comfort, space and countryside views, all within easy reach of schools, the beach, and excellent transport links.

Location

North Berwick lies on the East Lothian coast within easy commuting 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 and there is a Tesco and Aldi supermarket on the outskirts. 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. The town provides excellent local primary schooling and the well-regarded North Berwick High school. Private schooling is available at Compass in Haddington, Belhaven Hill in Dunbar, Loretto in Musselburgh with further choices available in Edinburgh. 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.

Fixtures and Fittings

All fitted floor coverings, curtains, light fittings, hob, extractor hood, fridge/freezer, oven, dishwasher, washing machine and tumble dryer are included in the sale.

The development is maintained by Ross & Liddell with costs being approximately £

Viewing Details

By appointment contact Simpson & Marwick

EPC: - B

Council Tax - G

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