

SIMPSON & MARWICK



13 Trainer's Brae, North Berwick, East Lothian, EH39 4NR



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EPC: C (73)

Council Tax - G

Bright four-bedroom family home with south-facing garden in sought-after North Berwick development.



- • Four-bedroom detached family home
- • Quiet, leafy development close to schools & local amenities
- • Bright dual-aspect sitting room with cast iron fireplace
- • Spacious open-plan kitchen/dining/family room
- • Additional garden room overlooking the south-facing rear garden
- • Principal bedroom with and en-suite shower room
- • Three further bedrooms, all with

13 Trainer's Brae is a well-presented four-bedroom detached family home, set within a quiet and leafy development in North Berwick, ideally located close to local schools and everyday amenities.

The property is approached via a spacious driveway and a neat front garden, leading into a welcoming entrance hallway with a convenient downstairs WC. From here, the eye is drawn through the house towards the garden room at the rear, creating an immediate sense of light and connection to the outdoors.

To the right, the sitting room is a particularly bright and inviting space, benefitting from dual aspect windows and centred around a beautiful cast iron fireplace, adding warmth and character. To the left, the open plan kitchen, dining and family room provides a practical and sociable hub of the home. The kitchen is well equipped with a good range of fitted units, ample worktop space and integrated appliances, along with room for freestanding pieces. A door from here provides direct access to the garden.

At the rear of the property, the garden room offers a wonderful additional living space, enjoying a peaceful outlook and allowing you to fully appreciate the south-facing garden.

Upstairs, the landing includes a useful linen cupboard and leads to four well-proportioned bedrooms, all benefitting from built-in storage. The principal bedroom features two fitted wardrobes and a modern en-suite shower room. Three further bedrooms provide flexible accommodation, with one currently used as a study. A fully tiled family bathroom with shower over bath completes the internal accommodation. The attic is also floored, with lighting and ladder access, offering excellent additional storage.

Externally, the property enjoys a beautifully established south-facing garden which wraps around the house. A mix of patio and raised lawn areas are bordered by a variety of mature plants and trees, including eucalyptus, acer and cherry blossom, creating a peaceful and private setting, a wonderful space to relax and enjoy throughout the seasons. To the front, there is a well-maintained garden, along with a detached double garage and driveway providing ample off-street parking.

A bright and well-balanced four-bedroom home with generous living space, a beautiful south-facing garden and a peaceful setting, all within easy reach of North Berwick's schools, amenities and coastline.

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, blinds, curtains, light fittings, integrated hob, extractor hood, ovens, dishwasher, freestanding washing machine and fridge/freezer, are included in the sale.

Viewing Details

By appointment contact Simpson & Marwick

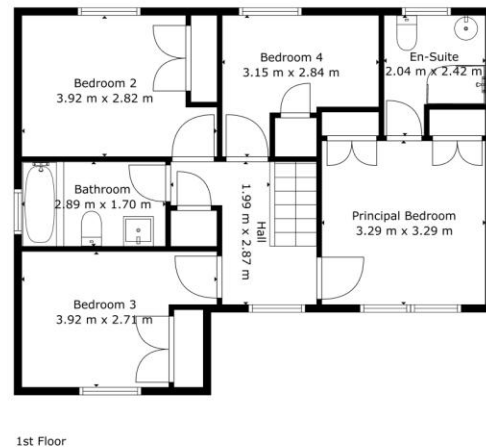
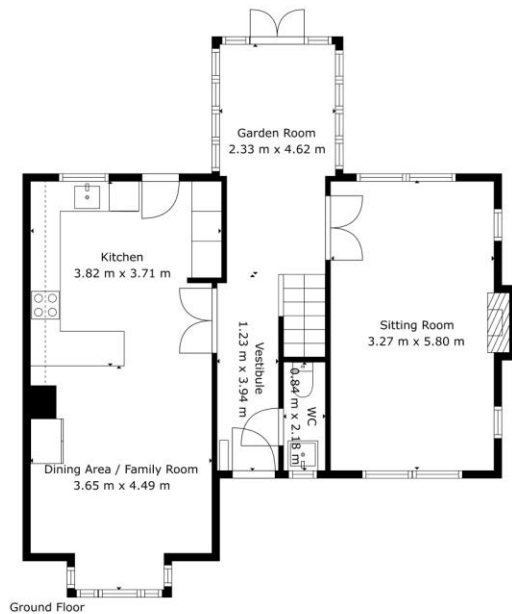


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Approx. Gross Internal Area:
1377.78 Sq Ft (128 Sq M)

For Identification purposes only. Not to scale.



Simpson and Marwick

88 High Street
North Berwick, East Lothian, EH39 4HE

T: 01620892000
E: viewings@simpsonmarwick.com

www.simpsonmarwick.com

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		