COULTERS ©

5 MILLAR GARDENS

NORTH BERWICK, EAST LOTHIAN, EH39 5PY

4 BED 2 BATH 3 PUBLIC

TAKE A LOOK INSIDE

Forming part of a modern and highly regarded residential development, 5 Millar Gardens is an exceptional four-bedroom detached family home, peacefully situated within the sought-after coastal town of North Berwick. Ideally located close to the town's excellent primary and secondary schools, the property is also within easy walking distance of the sports centre, railway station, vibrant High Street and the beautiful beaches for which North Berwick is renowned.

Beautifully presented throughout, the property offers spacious and contemporary family accommodation with a versatile layout designed to suit modern living. Further benefits include a delightful, well-established south-facing rear garden, a private detached garage and driveway parking.

KEY FEATURES

- Superb, well proportioned detached family home
- Four double bedrooms, one with ensuite
- Delightful south facing private garden
- Detached garage and driveway parking
- Ideally located close to local amenities and transport links
- Beautifully presented, contemporary living
- EPC Rating - B
- Council Tax Band - G

The accommodation begins with an entrance vestibule opening into a welcoming reception hall. To the front of the property, the generous sitting room enjoys an attractive open outlook, while a separate dining room provides an ideal space for formal entertaining or family gatherings. Undoubtedly the heart of the home is the bright and spacious kitchen/dining/family room, fitted with an excellent range of units and integrated appliances and featuring French doors opening directly onto the rear garden, creating a seamless connection between indoor and outdoor living. A practical utility room with a large storage cupboard and a WC cloakroom complete the ground floor accommodation.

A carpeted staircase leads to the first floor, where the principal bedroom benefits from fitted wardrobes and a contemporary en-suite shower room. There are three further well-proportioned double bedrooms, two of which feature built-in wardrobes, together with a stylish family bathroom incorporating both a bath and separate shower.

COULTERS ©

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, light fittings in the hall, dining room, kitchen/dining room, bathroom, en-suite and WC, the induction hob, double oven, fridge/freezer, dishwasher, washing machine, tumble dryer, garden shed are included in the sale price.

The development is factored and maintained by Ross and Liddell, annual factoring costs are approximately £130. There are also fees for the care of the communal grounds payable to Scottish Woodlands which are approx £70 per annum.

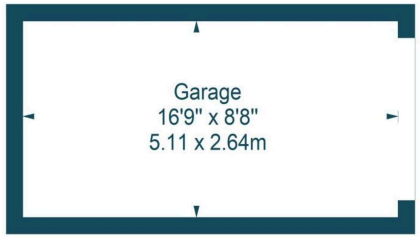
HOME REPORT VALUATION: £550,000

COULTERS ©

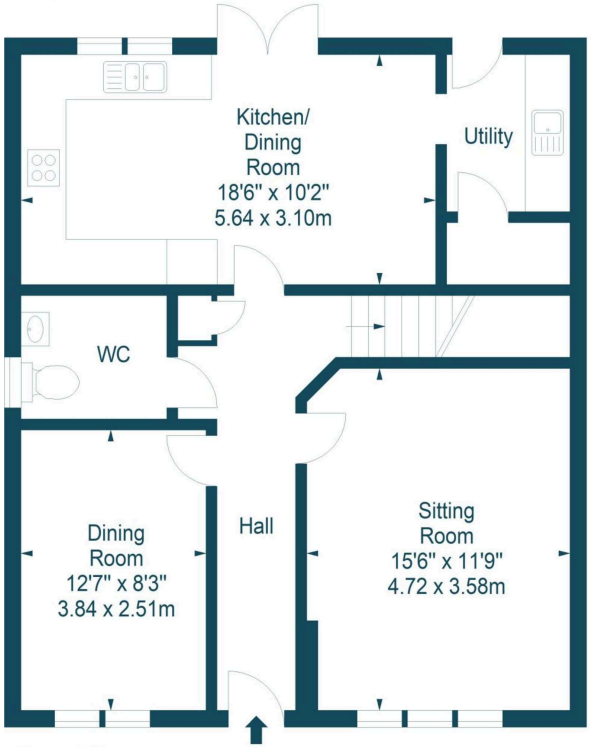
Millar Gardens,
North Berwick,
East Lothian, EH39 5PY

SquareFoot

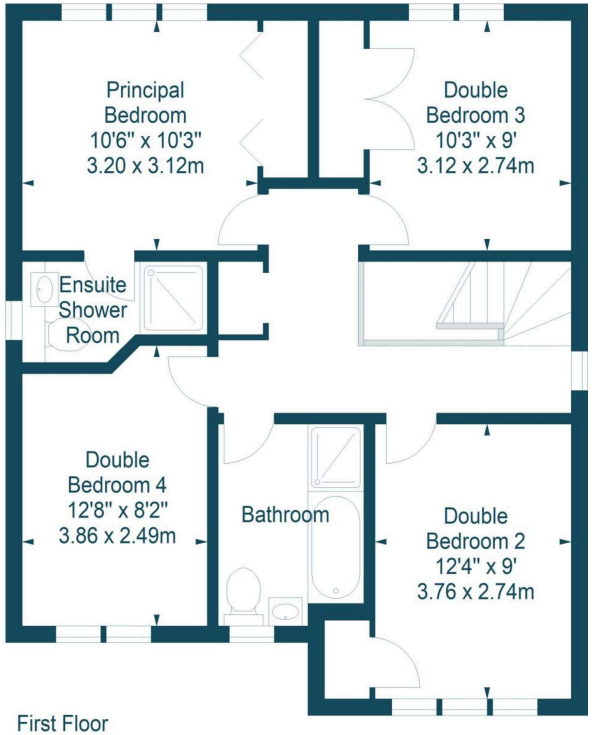
Approx. Gross Internal Area
1414 Sq Ft - 131.36 Sq M
Garage
Approx. Gross Internal Area
147 Sq Ft - 13.66 Sq M
For identification only. Not to scale.
© SquareFoot 2026



Ground Floor



Ground Floor



First Floor

GET IN TOUCH

www.coulterspropertyc.co.uk
01620 671837
enquiries@coulterspropertyc.co.uk

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.