

COULTERS[©]

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53 RHODES PARK

NORTH BERWICK, EAST LOTHIAN, EH39 5NA

5 BED

2 BATH

2 PUBLIC



TAKE A LOOK INSIDE

Forming part of an established modern development, 53 Rhodes Park is an impressive and beautifully presented four/five bedroom detached house, ideally situated in the highly desirable seaside town of North Berwick. The property is within easy reach of a wide range of excellent local amenities, highly regarded primary and secondary schools and the town's beautiful beaches.

Offering spacious and versatile family accommodation, the property is further enhanced by a private wraparound rear garden, providing a lovely private space for outdoor relaxation and entertaining, a detached double garage and generous driveway parking.

KEY FEATURES



Contemporary detached family house



Four/five double bedrooms, one with ensuite



Delightful wraparound private garden



Detached double garage and ample driveway parking



Peacefully located close to local amenities



Beautifully presented, versatile accommodation



EPC Rating - C



Council Tax Band - G





The well-proportioned accommodation opens with an entrance vestibule leading into a welcoming hallway. A spacious sitting room flows through to a bright and stylish open-plan kitchen/dining room, fitted with a good range of wall and base-mounted units and integrated appliances. A conservatory provides an additional reception space, with French doors opening directly onto the garden. Also on the ground floor is a useful fifth bedroom/study, positioned to the front, together with a utility room and cloakroom WC.

Upstairs, the principal bedroom benefits from built-in wardrobes and a modern en-suite shower room. There are three further bedrooms, including two generous double bedrooms with built-in wardrobes, along with bedroom four and a family shower room.





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, range cooker, fridge/freezer and the dishwasher are included in the sale price.

The development is factored by Greenbelt, annual factoring charges are approximately £100.

HOME REPORT VALUATION: £585,000



Rhodes Park,
North Berwick,
East Lothian, EH39 5NA



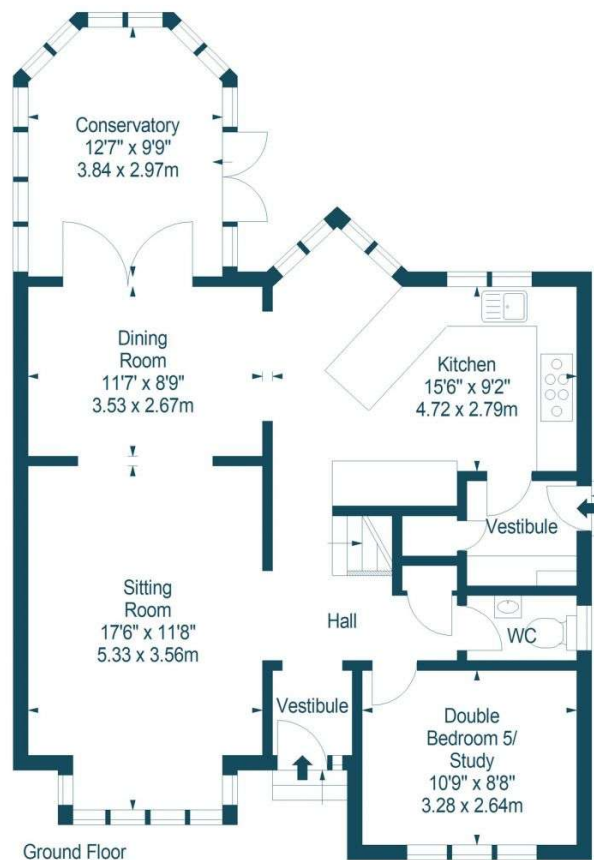
Approx. Gross Internal Area
1539 Sq Ft - 142.97 Sq M
Double Garage & Gazebo
Approx. Gross Internal Area
362 Sq Ft - 33.63 Sq M
For identification only. Not to scale.
© SquareFoot 2026



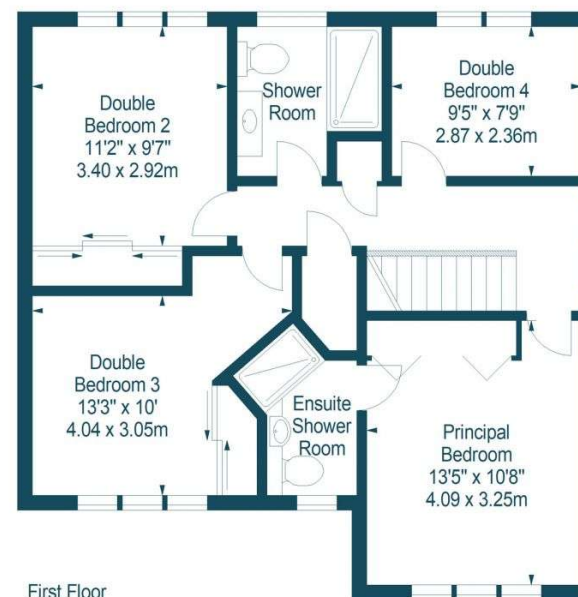
Ground Floor



Ground Floor



Ground Floor



First Floor

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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.