

COULTERS[©]

2 MACNAIR AVENUE

NORTH BERWICK, EAST LoTHIAN, EH39 4QY

 3 BED  2 BATH  1 PUBLIC



TAKE A LOOK INSIDE

Forming part of an established modern development, 2 Macnair Avenue is an attractive three bedroom detached house, ideally positioned within the highly sought-after coastal town of North Berwick. The property enjoys a convenient setting, within easy reach of an excellent range of local amenities, highly regarded primary and secondary schools, the sports centre, railway station and beautiful sandy beaches.

The property offers well-proportioned and versatile family accommodation, complemented by a particularly appealing mature south-facing rear garden, private garage and carport with driveway parking.

KEY FEATURES



Appealing, well proportioned detached bungalow



Three double bedrooms



Delightful south facing well established private garden



Garage and carport driveway



Ideally located close to local amenities and the schools



Bright, well presented accommodation



EPC Rating - D



Council Tax Band - F



Internally, the accommodation comprises a welcoming entrance vestibule leading into a bright and generously proportioned south-facing sitting/dining room, featuring an impressive double-height ceiling, gas flame-effect stove and door opening directly onto the rear garden. The kitchen is fitted with a good range of wall and base-mounted units, integrated appliances and a door providing access to the front courtyard, with the accommodation further extending to a west-facing terrace.

There are three well-proportioned double bedrooms, together with a family bathroom and additional shower room. A useful attic space provides excellent additional storage and completes the accommodation.





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, curtains, blinds, light fittings with the exception of the sitting room wall lights, the dishwasher, washing machine, the green house and garden bench are included in the sale price. The cooker and fridge/freezer are available by separate negotiation.





Macnair Avenue,
North Berwick,
East Lothian, EH39 4QY



Approx. Gross Internal Area

1277 Sq Ft - 118.63 Sq M

Attic

Approx. Gross Internal Area

130 Sq Ft - 12.08 Sq M

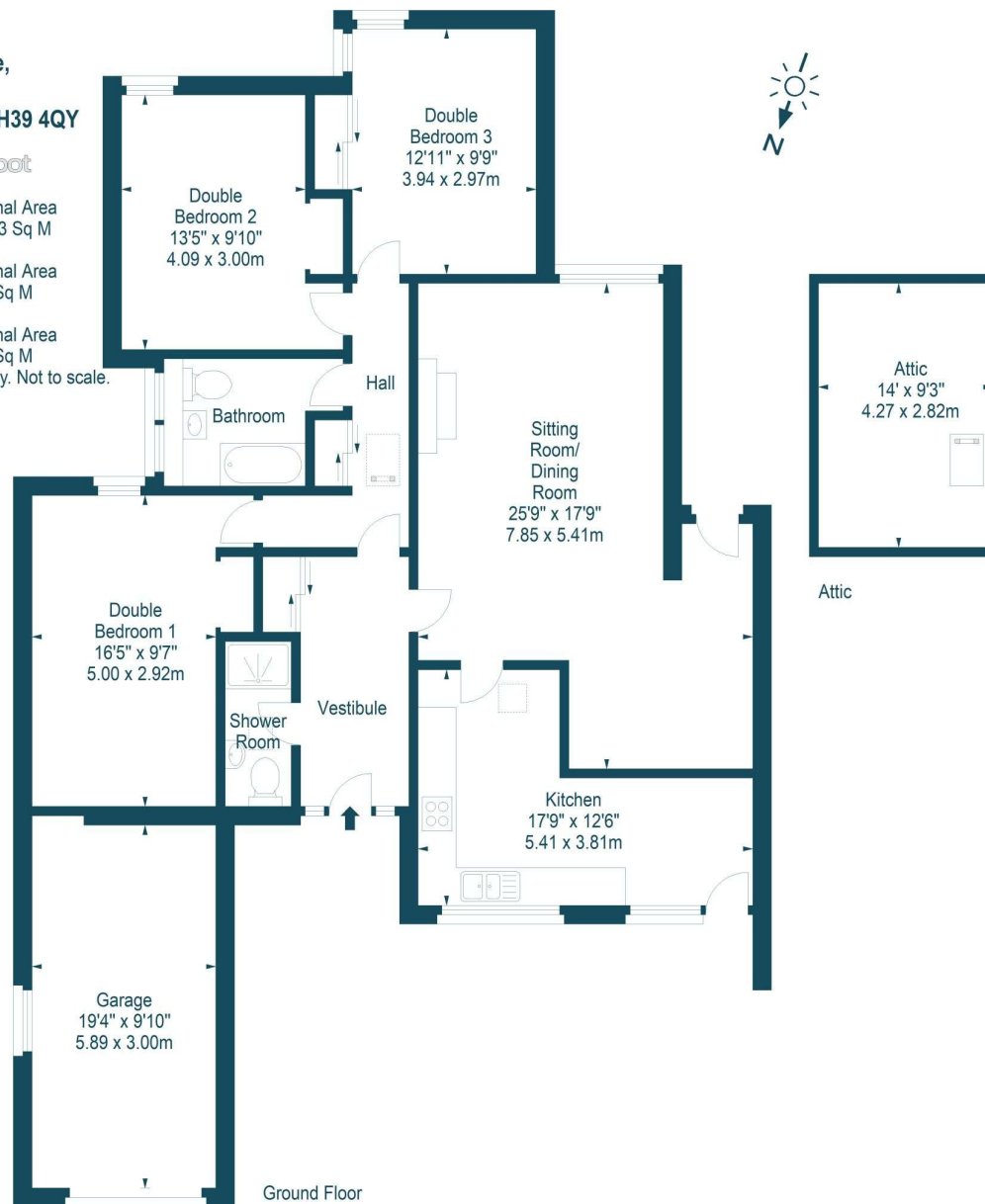
Garage

Approx. Gross Internal Area

189 Sq Ft - 17.56 Sq M

For identification only. Not to scale.

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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.