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# 28 BLACKADDER CRESCENT

NORTH BERWICK, EAST LOTHIAN, EH39 5FQ

4 BED | 3 BATH | 2 PUBLIC





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# TAKE A LOOK INSIDE

Forming part of a peaceful modern development in the sought-after coastal town of North Berwick, 28 Blackadder Crescent is an attractive 4/5 bedroom detached family home, conveniently positioned to the town's excellent primary and secondary schools and only a 15 minute walk to the railway station, town centre and beaches.

Occupying a desirable corner plot with a beautiful woodland outlook, the property offers well presented and versatile family accommodation, further benefiting from an enclosed private walled rear garden, detached double garage and driveway parking.

# KEY FEATURES

- Delightful detached family house on a corner plot
- Four bedrooms, two with ensuite
- Well established private walled rear garden
- Detached double garage and driveway parking
- Peacefully located on the edge of the development, within easy reach of the transport links and amenities
- Well proportioned, versatile accommodation with beautiful woodland outlook
- EPC Rating - B
- Council Tax Band - G







The well proportioned accommodation comprises a welcoming entrance hall with useful under stair storage; a bay-windowed sitting room to the front; and a bright kitchen/dining/family room, fitted with a good range of units and integrated appliances, with French doors opening onto the rear garden. There is also a home office/study, which could be used as a fifth bedroom, a separate utility room and a cloakroom WC.

On the first floor, the principal bedroom benefits from fitted wardrobes and an en-suite shower room. The second double bedroom also features fitted wardrobes and an en-suite shower room, while two further double bedrooms are served by a family bathroom. Further benefits include double glazing throughout and gas central heating.







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## 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, gas hob, oven and the fridge/freezer are included in the sale price. The microwave, dishwasher, washing machine and tumble dryer are excluded from the sale.

There are annual factor fees for the care of the communal grounds payable to Hacking and Paterson which are approximately £170.

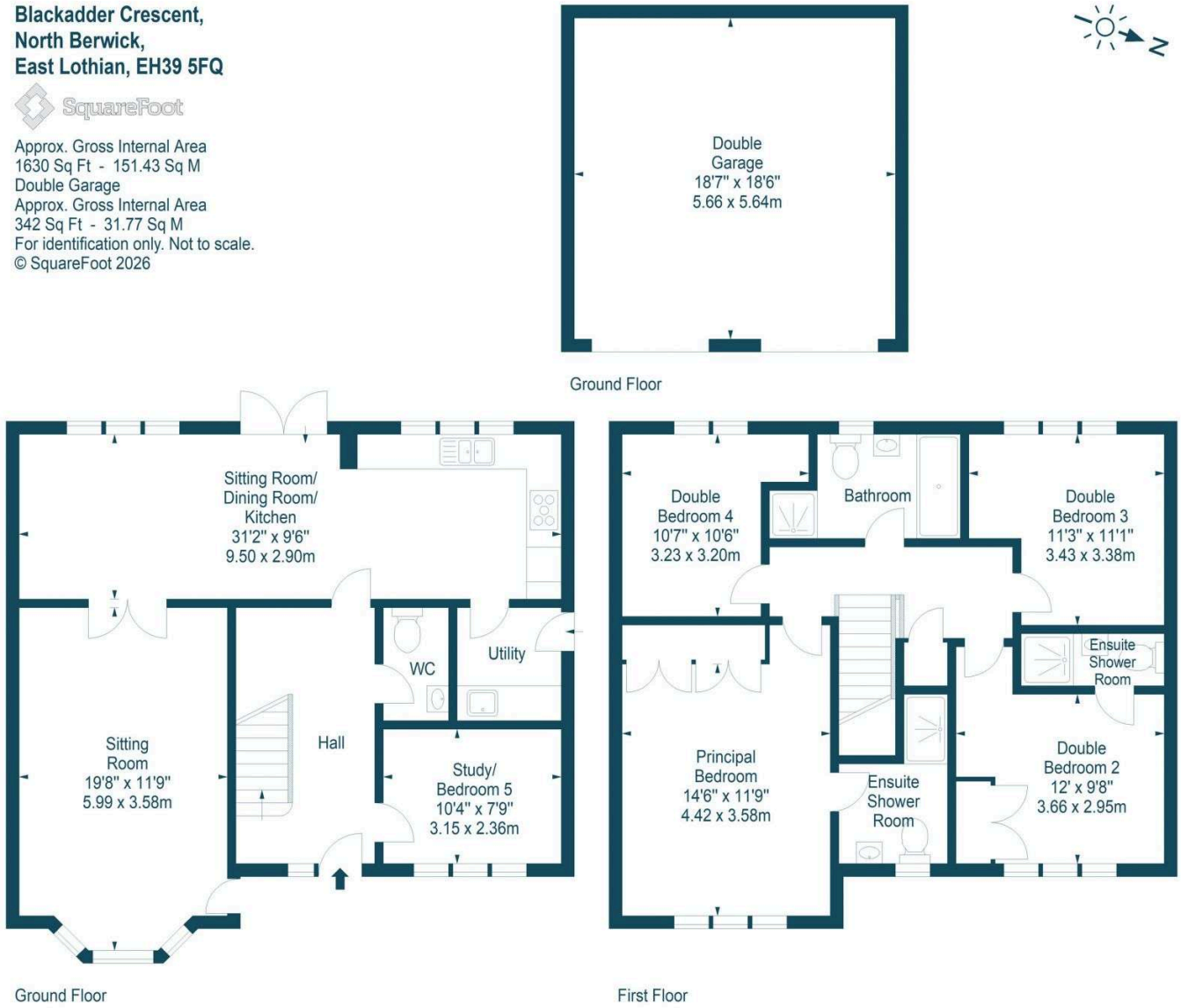
## HOME REPORT VALUATION: £600,000


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**Blackadder Crescent,**
**North Berwick,**
**East Lothian, EH39 5FQ**

SquareFoot

Approx. Gross Internal Area
1630 Sq Ft - 151.43 Sq M
Double Garage
Approx. Gross Internal Area
342 Sq Ft - 31.77 Sq M
For identification only. Not to scale.
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## GET IN TOUCH

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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.