



GILSON GRAY

LAW • PROPERTY • FINANCE

43 GREEN APRON PARK
North Berwick, East Lothian, EH39 4RE



43 GREEN APRON PARK

Complemented by a south-facing garden and off-street parking, this modern detached bungalow in sought-after North Berwick represents a delightful family home with four bedrooms, two bathrooms, and sociable open-plan living, all presented with thoughtful contemporary décor. Town centre amenities, schools, the beach, and train station are all accessible by foot from this leafy cul-de-sac address.

On entering the property, you step into a light and airy hallway with good built-in storage, loft access and practical wood flooring continued into all main rooms. The hall leads invitingly into the hub of the home, a lofty open-plan living space bathed in sunny natural light via multi-aspect windows and large skylights. Perfectly designed for everyday life and year-round entertaining, this congenial living area opens onto the rear garden and offers flexible zones for relaxation and seated dining, set beside a stylish kitchen. The monochrome kitchen comes well-appointed with a selection of cabinets and a generous workspace, offset by a feature gloss red splashback, whilst an adjoining utility room with a matching finish provides a discreet laundry area. The home's four attractively decorated bedrooms include a sunny principal bedroom openly adjoined to a chic mosaic-tiled en-suite shower room, two further double bedrooms (one with cupboard storage), and a single bedroom currently used as a home office. Finally, a neutrally-toned family bathroom featuring a shower-over-bath completes the accommodation on offer. Externally, the bungalow is accompanied by a front bordered lawn and an enclosed south-facing rear garden with a seating area ideal for barbeques. A front driveway provides convenient off-street parking for multiple vehicles.

Extras: Appliances comprising an integrated dishwasher, a five-ring gas burner with a chimney-style hood, a double oven and washing machine will be included in the sale. Please note, no warranties or guarantees shall be provided for the appliances.

- Quiet seaside town location
- Stylishly presented interiors
- Modern detached bungalow
- Airy hall with storage
- Sunny & spacious open-plan living/dining room & kitchen (with garden access)
- Principal bedroom with en-suite shower room
- Two further double bedrooms (1 with storage)
- One single bedroom
- Family bathroom
- Utility room
- Attractive gardens, south-facing to the rear
- Private driveway



EPC RATING:



COUNCIL TAX BAND:



VIEWING

By appointment with Gilson Gray on 01620 893 481.



gilsongray.co.uk

EDINBURGH

29 Rutland Square
EH1 2BW
0131 516 5366

...

GLASGOW

160 West George Street
G2 2HQ
0141 530 2021

...

NORTH BERWICK

33 Westgate
EH39 4AG
01620 893 481

...

DUNDEE

11 South Tay Street
DD1 1NU
01382 201 000

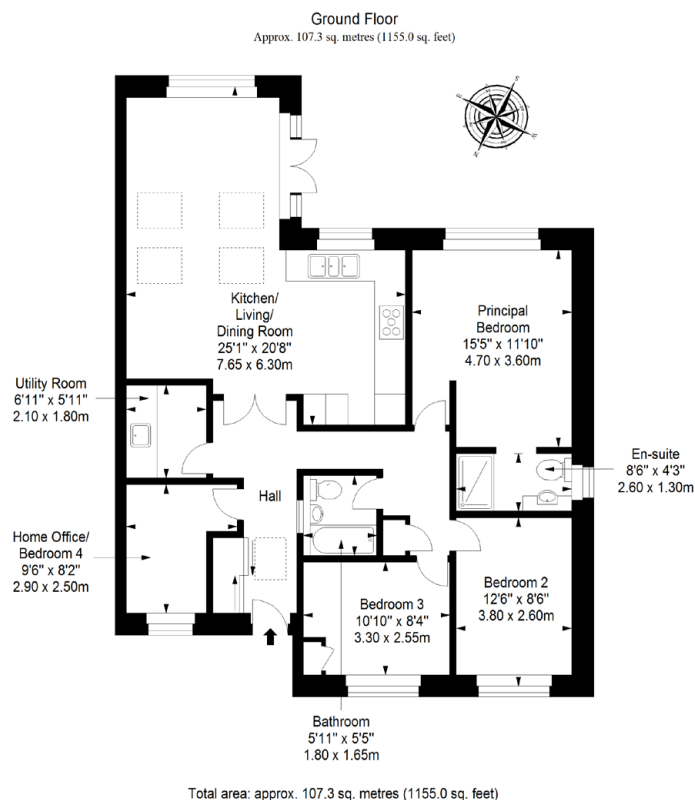
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ST ANDREWS

01334 845 934

NORTH BERWICK, EAST LoTHIAN

The popular and sought-after town of North Berwick is one of Scotland's best coastal resorts, surrounded by beautiful beaches and offering a lively and vibrant town centre. The coastline of North Berwick forms a significant part of the John Muir Way and is home to stunning scenery in both directions, boasting great beaches and the volcanic island of Bass Rock. The town centre boasts many independent shops, boutiques and galleries and offers a family run butchers, delicatessen specialising in local produce, an independent wine merchants, grocers, bakers, banks, coffee houses, restaurants, florists and chemists. On the outskirts of the town there is also a large supermarket. The surrounding area has plenty to offer for the active type, with scenic walks, cycling routes and a sports centre with swimming pool, fitness classes and a gym. For the golf enthusiast there are a number of fantastic courses, including the nearby Glen Golf Course and North Berwick Golf Course. North Berwick is known for its outstanding schools, with North Berwick High being the only state school in Scotland on the Prestigious List. Law Primary School is situated beside the high school. North Berwick train station offers regular services direct to Edinburgh, taking just over half an hour to reach the city. There is also a regular bus service serving the town to Edinburgh's city centre.



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These particulars were prepared on the basis of our own knowledge of the local area and, in respect of the property itself, information supplied to us by our clients; all reasonable steps were taken at the time of preparing these particulars to ensure that all details contained in them were accurate. All statements contained in the particulars are for information only and all parties should not rely upon them as statements or representations of fact. In particular, (a) descriptions, measurements and dimensions, which may be quoted in these particulars are approximate only and (b) all references to conditions, planning permission, services, usage, constructions, fixtures and fittings and movable items contained in the property are for guidance only. Our clients may instruct us to set a closing date for offers at short notice and therefore if you wish to pursue interest in this property, you should immediately instruct your solicitor to note interest with us. Our clients reserve the right to conclude a bargain for the sale of the above subjects or any part thereof ahead of a notified closing date and will not be obliged to accept either the highest or indeed any offer for the above subjects or any part thereof. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order.