



**GILSON GRAY**

LAW • PROPERTY • FINANCE

**25B HIGH STREET**

North Berwick, East Lothian, EH39 4HH



This double-upper flat is accessed from the first floor, with a staircase rising to a second-floor hall with traditional features. It is naturally lit and offers two cupboards and a WC. On the left, the living room has spacious dimensions and a bright aspect thanks to 12-pane sash windows. It features a press cupboard and a mantelpiece/surround. Meanwhile, the south-facing dining kitchen also has a feature fireplace and additional built-in storage. It is large enough for a table and chairs, and, with a contemporary makeover, it could easily become a centrepiece of the home. Two bright and spacious double bedrooms complete this floor, both enjoying built-in storage and sash windows with working shutters. On the third floor, there are two additional double bedrooms (with built-in cupboards) and a study, all of which are laid with wooden floorboards. A large three-piece bathroom, with a freestanding bath and built-in cupboard, completes the accommodation.

Outside, there is a communal garden and out house to the rear.



## FEATURES

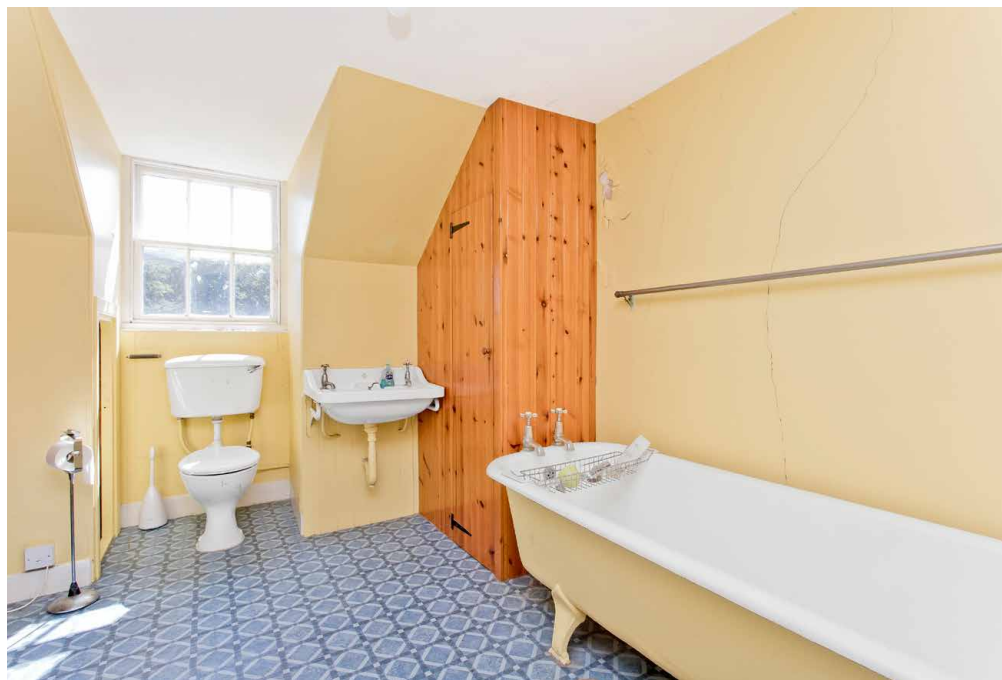
- Hall with storage & a WC
- Bright & spacious living room
- South-facing dining kitchen
- Landing with storage
- Four double bedrooms
- One private study
- Large three-piece bathroom
- Communal garden & out house to the rear
- EPC rating - D
- Council Tax Band - TBC





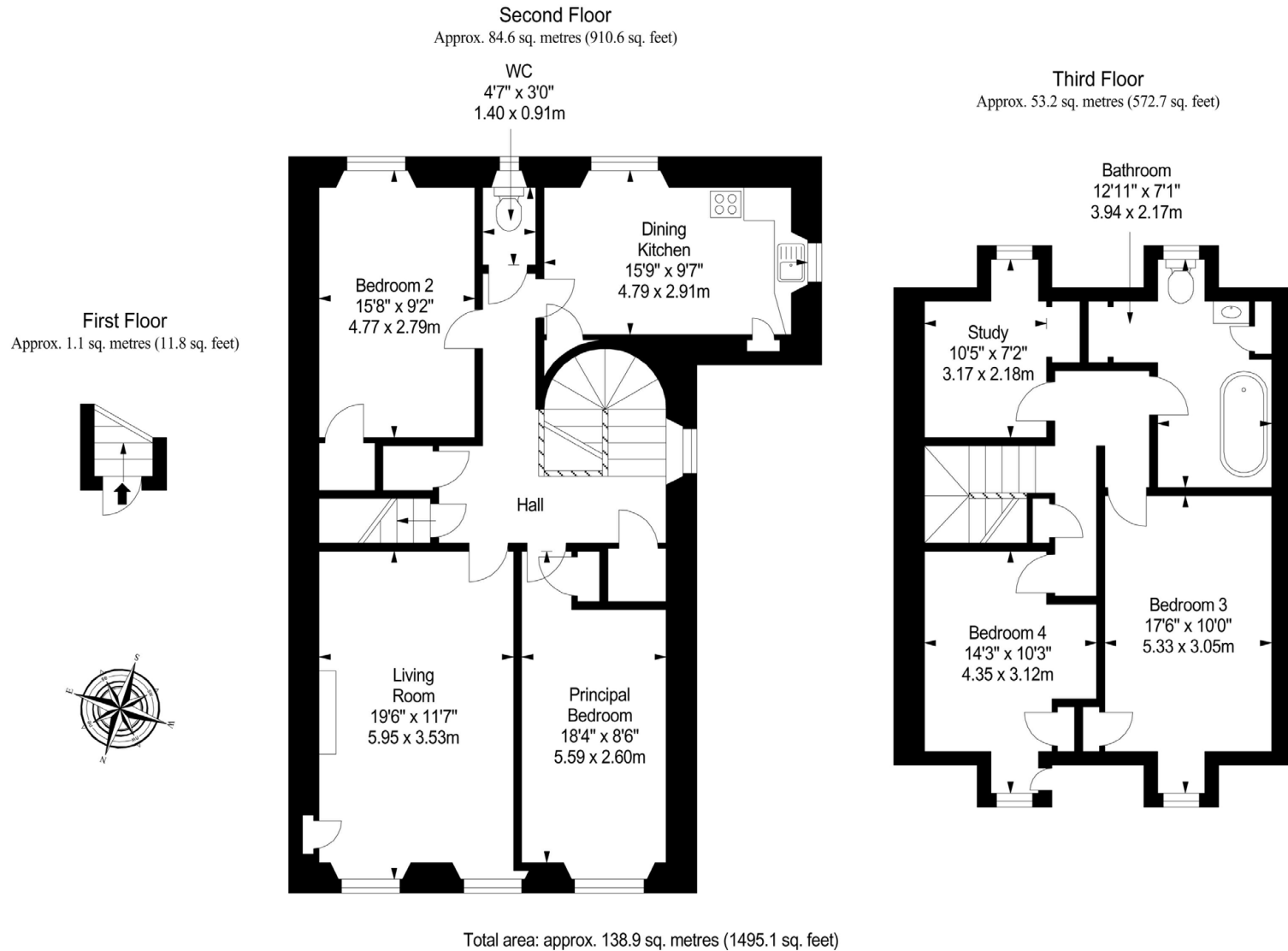


“FOUR DOUBLE BEDROOMS,  
ONE PRIVATE STUDY AND  
A LARGE THREE-PIECE  
BATHROOM”





# FLOORPLAN





GILSONGRAY.CO.UK

## EDINBURGH

29 Rutland Square  
EH1 2BW  
0131 516 5366



## GLASGOW

160 West George Street  
G2 2HQ  
0141 530 2021



## EAST LOTHIAN

33 Westgate  
EH39 4AG  
01620 893 481



## DUNDEE

2 West Marketgait  
DD1 1QN  
01382 201 000



## BORDERS

01890 880 008



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