



**GILSON GRAY**

LAW • PROPERTY • FINANCE

**59 LOCHBRIDGE ROAD**

North Berwick, East Lothian, EH39 4DW



## WELL-PRESENTED UPPER VILLA

Positioned by North Berwick Law with stunning views of the iconic hill, this two-bedroom upper villa enjoys a highly desirable position in the sought-after town of North Berwick, which enjoys an excellent range of local amenities. The home is well-presented throughout in neutral tones, and represents an excellent opportunity for anyone seeking a coastal residence. It further benefits from a private rear garden, a modern breakfasting kitchen, and good storage.

The home's private front door opens to a staircase that leads up to the first-floor hall. Decorated in crisp white, the hall offers a warm welcome before leading into the living room. Here, the neutral backdrop continues, allowing new buyers to easily add their own stamp. The room is well-proportioned for comfy lounge furniture and it is finished with a built-in cupboard. An open doorway flows through to the adjacent breakfasting kitchen, which has a modern design and an attractive colour palette. It offers ample cabinet storage and workspace and has room for a table and chairs for morning coffee. Meanwhile, the two double bedrooms (like the living area) are laid with fitted carpets for comfort. They are also decorated in soft neutral hues to enhance an airy ambience. The principal bedroom has a built-in wardrobe and additional storage, whilst the second bedroom has built-in storage and the benefit of dual-aspect windows. A bright bathroom completes the accommodation, fitted with a three-piece suite.

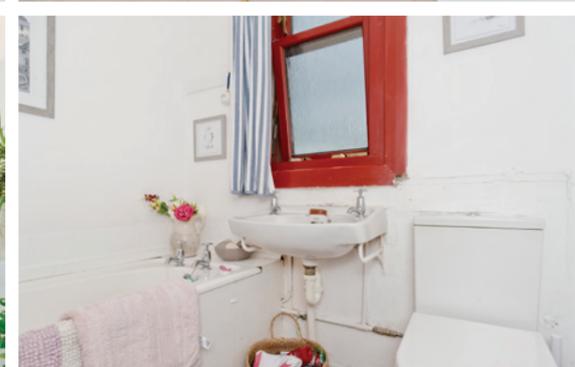
Outside, there is a shared drying green and a private rear garden, with North Berwick Law as a backdrop – an inspiring view whilst relaxing in the sun. Parking along Lochbridge Road is on street and unrestricted.

Extras: integrated kitchen appliances, a fridge/freezer, and a brand-new washing machine to be included in the sale. Please note, no warranties or guarantees shall be provided in relation to any of the moveables and/or appliances included in the price, as these items are to be left in a sold as seen condition.



## FEATURES

- Well-presented upper villa
- Set beside North Berwick Law
- In walking distance of the beach
- Stunning views of the iconic hill
- Private main-door entrance
- Welcoming hall
- Well-proportioned living room
- Modern breakfasting kitchen
- Two double bedrooms
- Bright three-piece bathroom
- Private garden with hill views
- Shared drying green
- Unrestricted on-street parking



EPC RATING:

C

COUNCIL TAX BAND:

B

## VIEWINGS

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

## EAST LOTHIAN

33 Westgate  
EH39 4AG  
01620 893 481

## DUNDEE

11 South Tay Street  
DD1 1NU  
01382 201 000

## BORDERS

01890 880 008

## 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.

