



**GILSON GRAY**

LAW • PROPERTY • FINANCE

**23 VICTORIA ROAD**

North Berwick, East Lothian, EH39 4JL



## ENVIABLE WATERFRONT SETTING

This traditional main-door maisonette is arranged over the ground and first floors of a traditional building in North Berwick, boasting a truly enviable waterfront location. The property enjoys two bedrooms, a spacious reception room, a modern kitchen, and a shower room. As well as being located on the beachfront, the property lies just a stone's throw from North Berwick's outstanding amenities and transport links.

The property's private front door opens into a welcoming hallway with built-in storage. Along the hall to the left, you reach a good-sized reception room, offering space for lounge furniture alongside a small dining table and chairs – perfect for everyday life and entertaining! The room is decorated in neutral tones, fitted with modern wood-styled flooring, and features a shelved display recess. A southwest-facing window (with a charming window seat) captures breath-taking views of the beach and the water and has under-window storage. The kitchen is openly accessed from here and is fitted with attractive, modern cabinetry and workspace.

## FEATURES

- Traditional main-door maisonette in North Berwick
- Envidable waterfront setting
- Well-presented with neutral interiors
- Entrance hall with built-in storage
- Living/dining room with sea views
- Attractive kitchen
- Principal bedroom with en-suite WC and excellent storage
- Second double bedroom
- Modern shower room





## TWO BEDROOMS

Also found on this level of accommodation are a bedroom and a shower room. The bedroom is a spacious and airy double or twin and is complemented by built-in storage and coastal views. The modern, attractively tiled shower room comprises a corner shower cubicle, a basin set into storage, and a WC. The principal bedroom is on the first floor, reached via a staircase and landing (with built-in storage). The neutrally decorated, carpeted bedroom offers plenty of space for furniture, enjoys lovely views from dual-aspect skylight windows, and benefits from an en-suite two-piece WC, built-in storage, and access to eaves storage.

Extras: Kitchen appliances comprising an integrated oven, hob, and extractor hood will be included in the sale. Please note, no warranties or guarantees shall be provided for the appliances.

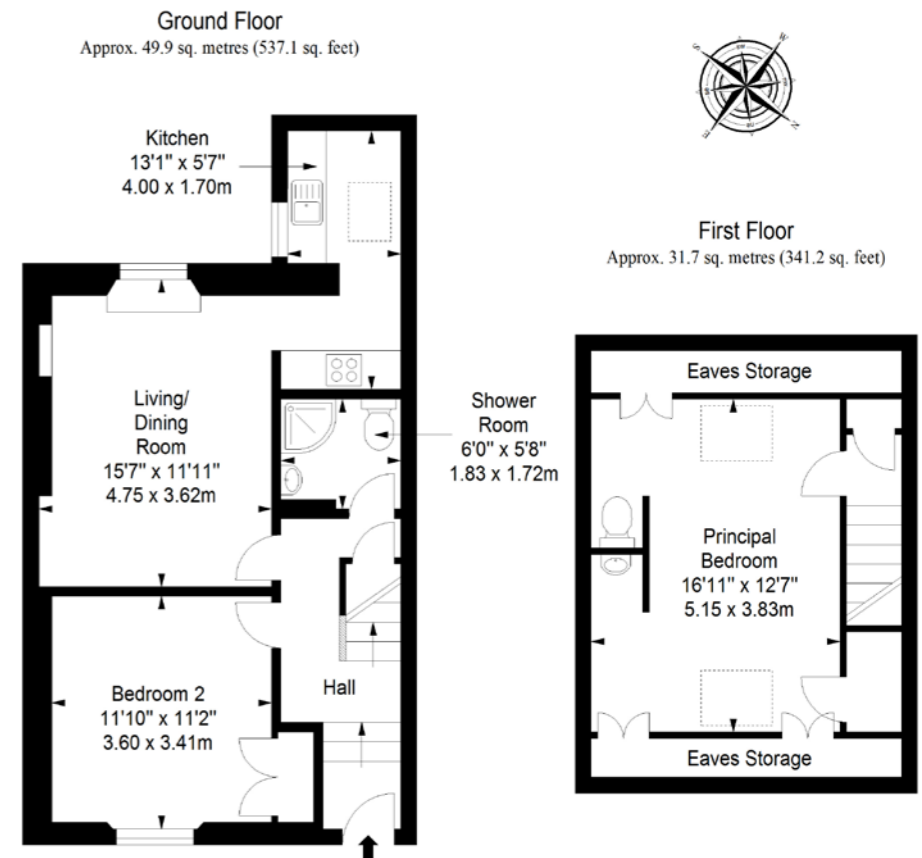




## NORTH BERWICK

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. The town also has two large supermarkets. 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.

EPC RATING: **D** COUNCIL TAX BAND: **D** VIEWINGS  
 By appointment with Gilson Gray on 01620 893 481



Total area: approx. 81.6 sq. metres (878.3 sq. feet)



GILSONGRAY.CO.UK

## EDINBURGH

29 Rutland Square  
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0131 516 5366



## GLASGOW

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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



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rightmove Zoopla.co.uk PrimeLocation espc

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