



GILSON GRAY

LAW • PROPERTY • FINANCE

91 GILBERT AVENUE

North Berwick, East Lothian, EH39 4EB



This semi-detached bungalow offers ideally proportioned accommodation for first-time buyers, couples, professionals, downsizers, and rental investors alike, with a living room, a kitchen, a double bedroom, and a shower room, as well as a low-maintenance garden and access to unrestricted on-street parking. The home is located in the sought-after coastal town of North Berwick and benefits from close proximity to its excellent amenities and open spaces.

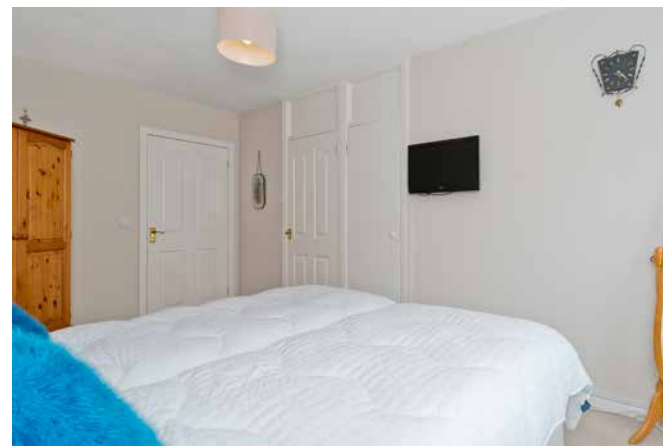
Integrated kitchen appliances comprising an oven, hob, and extractor hood will be included in the sale. Freestanding appliances include fridge, dishwasher, washing machine. Please note, no warranties or guarantees shall be provided for the appliances.

FEATURES

- Semi-detached bungalow in North Berwick
- Close to excellent amenities
- Short walk from the Lodge Grounds
- Entrance hall with storage
- Living room with garden access
- Modern kitchen
- Double bedroom with storage
- Modern shower room
- Low-maintenance rear garden
- Unrestricted on-street parking
- EPC Rating - D
- Council Tax Band - B



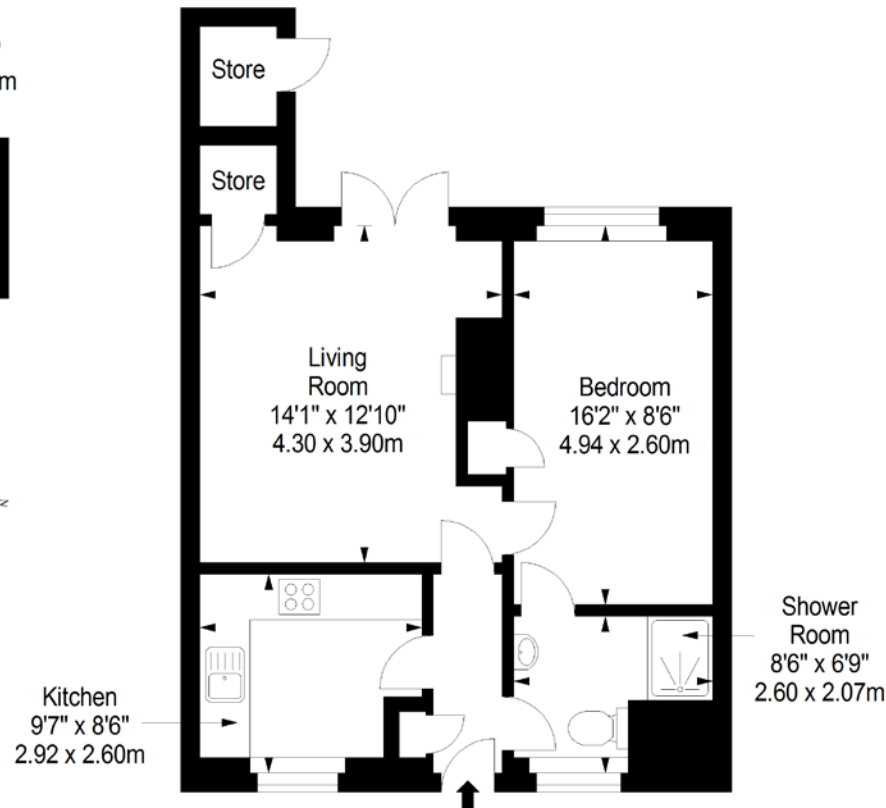
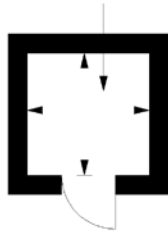
"CLOSE TO THE TOWN'S AMENITIES AND OPEN SPACES"



Shed
Approx. 2.5 sq. metres (26.9 sq. feet)

Ground Floor
Approx. 50.5 sq. metres (543.6 sq. feet)

Shed
5'3" x 5'3"
1.60 x 1.60m



Total area: approx. 53.0 sq. metres (570.5 sq. feet)



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