



GILSON GRAY

LAW • PROPERTY • FINANCE

162 LOCHBRIDGE ROAD

North Berwick, East Lothian, EH39 4DR



Offering a desirable coastal lifestyle, this charming lower villa is a main-door two-bedroom residence that promises light-filled and spacious accommodation in sought-after North Berwick. It has attractive décor throughout, which enhances an airy ambience, and it boasts two private gardens for relaxing in the sun. Furthermore, the home has a convenient setting, positioned within easy reach of schools, amenities, and the train station, as well as the iconic North Berwick Law and the fantastic beaches.

Extras: all fitted floor and window coverings, light fittings, an integrated oven and gas hob, a freestanding fridge/freezer, and a washing machine to be included in the sale. Please note, no warranties or guarantees shall be provided in relation to any of the services, moveables, and/or appliances included in the price, as these items are to be left in a sold as seen condition.

FEATURES

- A bright and airy lower villa
- Desirable coastal location near amenities
- Impressive views of North Berwick Law
- Lightly decorated interiors
- Private main-door entrance
- Welcoming central hall
- South-facing living room with a log burner
- Attractive fitted kitchen
- Versatile sitting room/2nd bedroom
- Double bedroom with storage
- Bathroom with overhead shower
- Well-maintained private front garden
- Private fully-enclosed rear garden
- On-street parking in the vicinity
- EPC Rating - C
- Council Tax Band - B

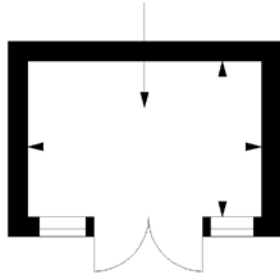


"SOUTH-FACING LIVING ROOM WITH A LOG BURNER AND AN ATTRACTIVE FITTED KITCHEN"



Shed
Approx. 6.0 sq. metres (64.6 sq. feet)

Shed
9'10" x 6'7"
3.00 x 2.00m



Ground Floor
Approx. 71.8 sq. metres (772.9 sq. feet)

Kitchen
11'5" x 8'10"
3.48 x 2.70m

Bathroom
6'6" x 6'2"
1.98 x 1.89m

**Bedroom 2/
Sitting
Room**
13'8" x 11'6"
4.16 x 3.50m

Bedroom 1
11'5" x 10'2"
3.48 x 3.10m

Hall

**Living
Room**
13'9" x 13'9"
4.20 x 4.20m

Total area: approx. 77.8 sq. metres (837.5 sq. feet)

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

 @gilsongrayprop  gilson gray property  gilson gray property  @gilsongrayprop

