

LAW • PROPERTY • FINANCE

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"

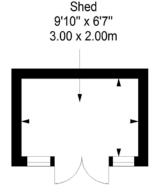








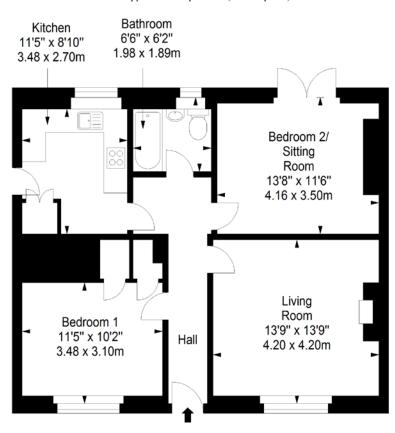
Shed Approx. 6.0 sq. metres (64.6 sq. feet)





Ground Floor

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



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















These particulars were prepared on the basis of our own knowledge of the local area and, in respect of the property itself, information supplied to us by our clients; all reasonable steps were taken at the time of preparing these particulars to ensure that all details contained in them were accurate. All statements contained in the particular, (a) descriptions, measurements and only. Our clients may instruct us to set a closing date for offers at short notice and therefore if you wish to pursue interest in this property, you should immediately instruct your solicitor to note interest with us. Our clients reserve the right to conclude a bargain for the sale of the above subjects or any part thereof ahead of a notified closing date and will not be obliged to accept either the highest or indeed any offer for the above subjects or any part thereof. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order.



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BORDERS

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