



**GILSON GRAY**

LAW • PROPERTY • FINANCE

**15 EAST ROAD**

North Berwick, East Lothian, EH39 4LF



Forming part of a characterful, traditional building in exclusive North Berwick, this main-door lower flat offers a living room, a dining kitchen, two double bedrooms, and a bathroom, plus private front and rear gardens and on-street parking nearby. The property lies just over the road from Lodge Grounds, as well as the other excellent amenities the town has to offer, such as shops, schools, transport links (including the train station), and the beach.

Extras: Integrated appliances comprising an oven, hob, and extractor fan will be included in the sale, as well as a freestanding washing machine, dishwasher, fridge freezer, and small freezer. Please note, no warranties or guarantees shall be provided for the appliances.



## FEATURES

- Main-door lower flat in North Berwick
- Part of a characterful traditional building
- Adjacent to open parkland
- Entrance vestibule and hall with storage
- South-facing, bay-fronted living room
- Dining kitchen
- Two double bedrooms with storage
- Bathroom with shower-over-bath
- Lovely private front and rear gardens
- On-street parking nearby







"THE FLAT IS SURE TO APPEAL TO PROFESSIONALS, COUPLES, YOUNG FAMILIES, DOWNSIZERS, AND RENTAL INVESTORS."





EPC RATING:

D

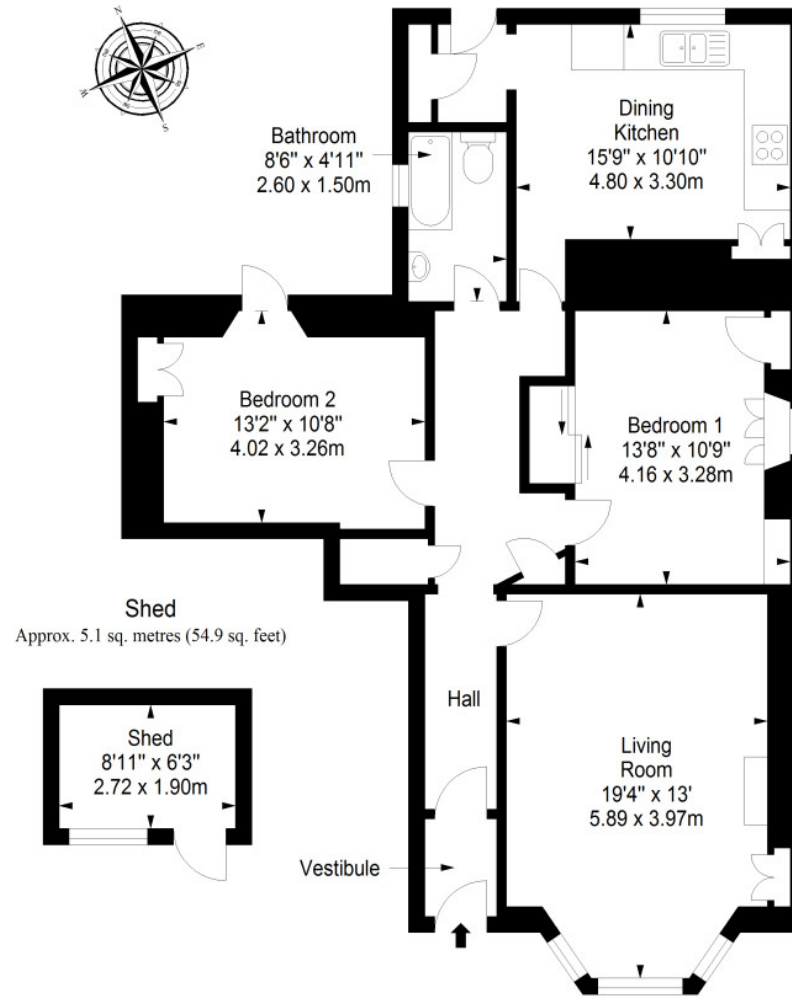
COUNCIL TAX BAND:

D

VIEWINGS: by appointment with Gilson Gray on 01620 893 481

### Ground Floor

Approx. 91.8 sq. metres (988.2 sq. feet)



Total area: approx. 96.9 sq. metres (1043.1 sq. feet)



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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

2 West Marketgait  
DD1 1QN  
01382 201 000



## BORDERS

01890 880 008



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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 particulars are for information only and all parties should not rely upon them as statements or representations of fact. In particular, (a) descriptions, measurements and dimensions, which may be quoted in these particulars are approximate only and (b) all references to conditions, planning permission, services, usage, constructions, fixtures and fittings and movable items contained in the property are for guidance 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.