



**GILSON GRAY**

LAW • PROPERTY • FINANCE

**11B OLD ABBEY ROAD,**  
North Berwick, East Lothian, EH39 4BP





Situated in the heart of North Berwick, this two-bedroom terraced house has a highly sought-after position in the coastal town. It is set within easy reach of local amenities and restaurants, as well as schools, bus and rail links, and the idyllic beaches. It benefits from bright and spacious accommodation, as well as generous built-in storage. And whilst the property would benefit from cosmetic upgrades, it is neutrally decorated throughout allowing buyers to easily add their own stamp.

Extras: an integrated oven and ceramic hob, a freestanding fridge/freezer, a dishwasher, 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

- Spacious terraced house
- In the coastal town of North Berwick
- Large rooms that are bright and airy
- Entrance hall with generous storage
- Southeast-facing living/dining room
- Well-appointed kitchen
- Two double bedrooms with wardrobes
- Three-piece shower room
- Communal garden
- Residents' allocated parking in a shared garage











"A BRIGHT AND SPACIOUS,  
TWO-BEDROOM, TERRACED  
HOUSE WITH A HIGHLY  
SOUGHT-AFTER POSITION IN  
THE HEART OF NORTH  
BERWICK"









EPC RATING:

D

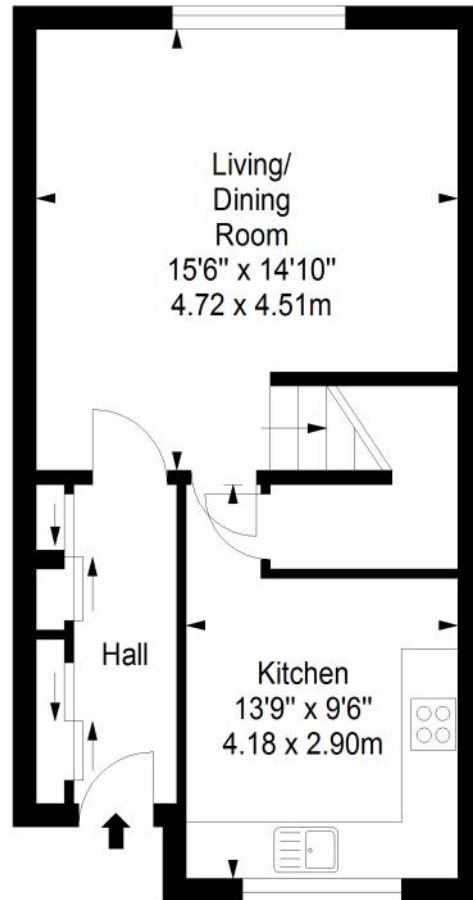
COUNCIL TAX BAND:

E

VIEWINGS: by appointment with Gilson Gray on 01620 893 481

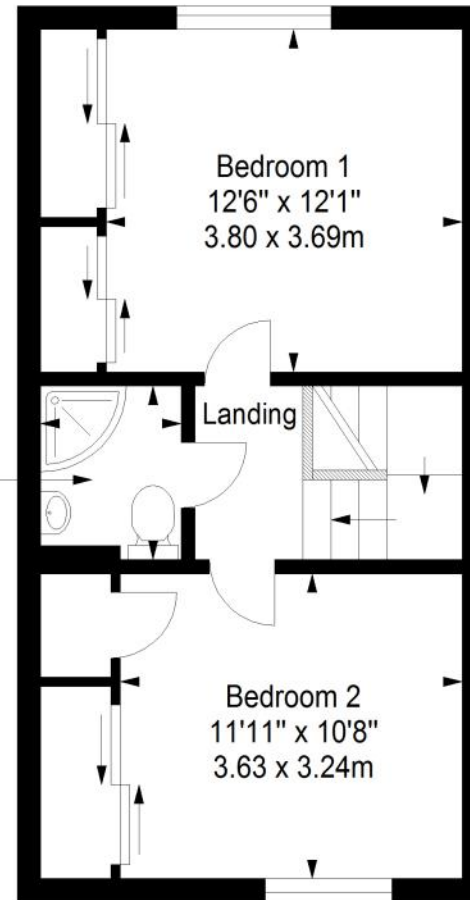
### Ground Floor

Approx. 39.5 sq. metres (425.2 sq. feet)



### First Floor

Approx. 40.7 sq. metres (438.1 sq. feet)



Total area: approx. 80.2 sq. metres (863.3 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

2 West Marketgait  
DD1 1QN  
01382 201 000



## BORDERS

01890 880 008



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