



GILSON GRAY

LAW • PROPERTY • FINANCE

30 ST BALDREDS ROAD

North Berwick, East Lothian, EH39 4PY



Situated on an established residential street in North Berwick, with wonderful views of North Berwick Law, this three-bedroom detached bungalow offers all the ease and convenience of single-storey living and is accompanied by a generous garden. Although it now requires modernisation, the property offers an exciting opportunity for its new owner to create a modern home to their own tastes and requirements. North Berwick boasts outstanding amenities such as shops, well-regarded schools, transport links (including a train station), and a beach.

FEATURES

- Detached bungalow in North Berwick
- Views of North Berwick Law
- Opportunity for modernisation
- Entrance hall with built-in storage
- South-facing living room with adjoining snug
- Kitchen with built-in storage
- Three bedrooms (one with storage)
- Shower room
- Large rear garden
- Integral single garage with adjoining greenhouse
- Private multi-car driveway







"THIS THREE-BEDROOM
DETACHED BUNGALOW
BOASTS AN ENVIABLE
LOCATION WITH VIEWS OF
NORTH BERWICK LAW."





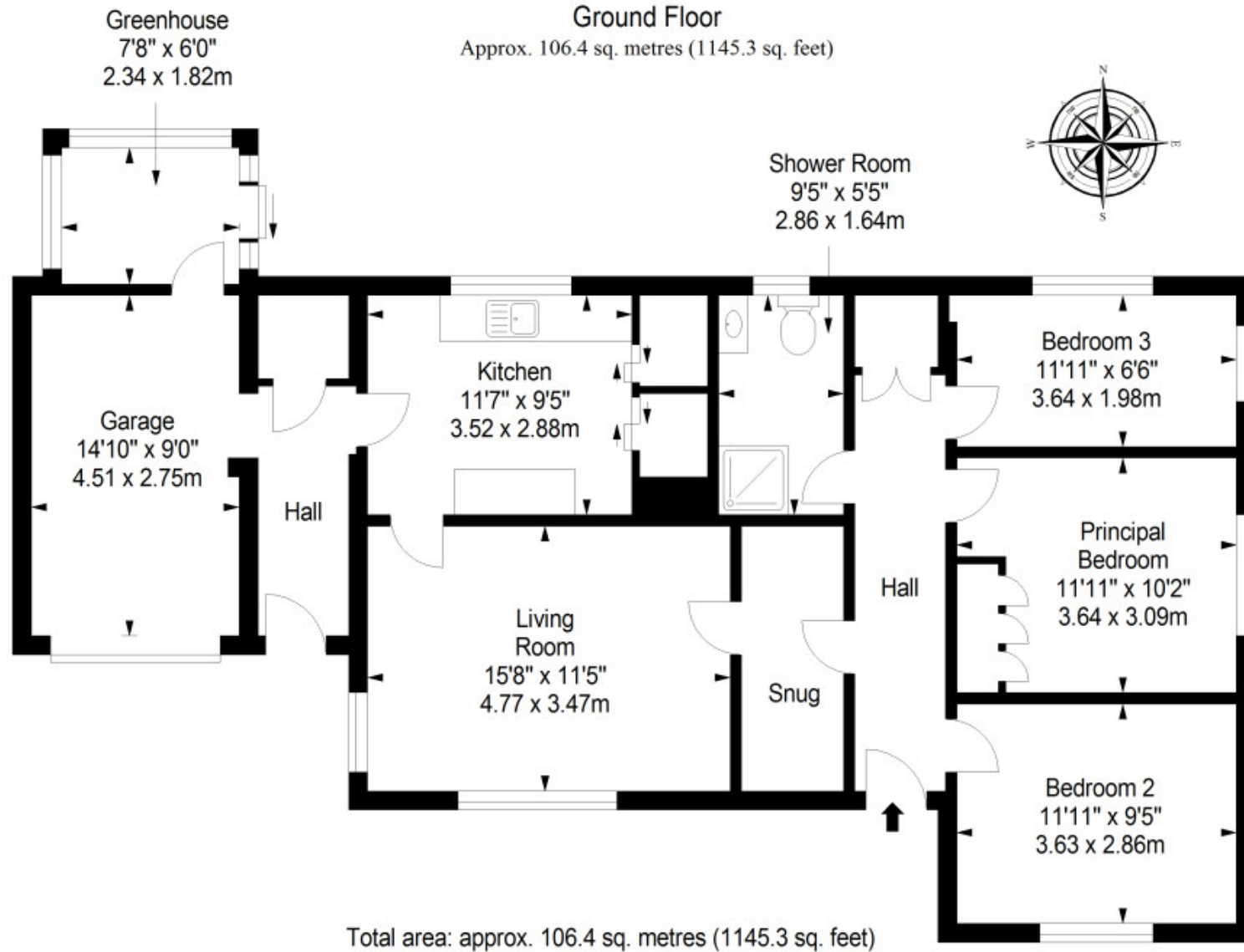
EPC RATING:

G

COUNCIL TAX BAND:

E

VIEWINGS: by appointment with Gilson Gray on 01620 893 481





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.