

COULTERS<sup>©</sup>

# 66 GILBERT AVENUE

NORTH BERWICK, EH39 4EA

 3 BED  1 BATH  1 PUBLIC





## TAKE A LOOK INSIDE

Conveniently located within the highly desirable seaside town of North Berwick, within walking distance of the popular local primary and high school and local amenities.

This stylish home is presented in excellent condition throughout and the current owners have re-wired and re-plumbed, installed a new kitchen, bathroom with underfloor heating and downstairs WC, they have also added double doors to the sitting room which provide direct access to the enclosed landscaped garden.

The property comprises; a spacious living room/dining room, contemporary kitchen, downstairs WC, three double bedrooms and modern family bathroom.



## KEY FEATURES



Terraced family home



Private front and rear gardens



Walking distance of local school and sport center



Three double bedrooms



On street parking



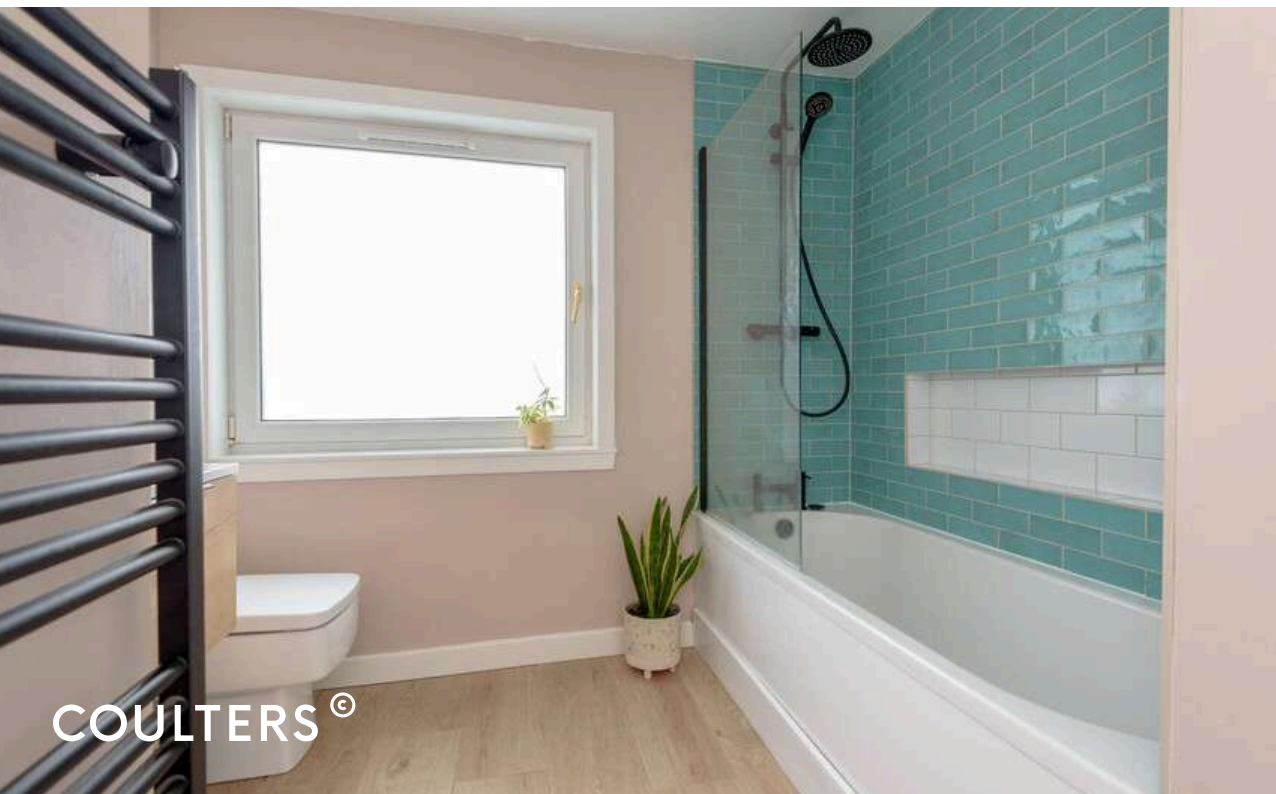
Close to all local amenities











## THE LOCAL AREA

The beautiful East Lothian seaside town of North Berwick is a highly desirable location. Just twenty five miles from Edinburgh the town is popular with commuters working in the city, and the regular train service from North Berwick to Edinburgh allows for convenient travel back and forth.

The town boasts spectacular beaches and renowned golf courses alongside independent boutiques, restaurants and coffee shops. There are exceptional leisure amenities on offer including a tennis club; yacht club; rugby and football clubs; putting greens; and a sports centre with gym, fitness classes, and a swimming pool. The newly renovated Marine Hotel is home to a luxurious health club and spa as well as fine dining choices.

The bustling High Street on which the property is located offers a variety of amenities with a butcher, post office, chemist, and Co-op; and an Aldi and Tesco are located on the East side of the town.

North Berwick's vibrant community spirit is showcased through various events and festivals held throughout the year. The Fringe by the Sea festival, held annually in August, features a diverse range of music, comedy, and arts performances, attracting both locals and visitors.

## EXTRAS

All light fittings, fitted floorcoverings, integrated appliances, washing machine, dishwasher and the shed are included in the sale price



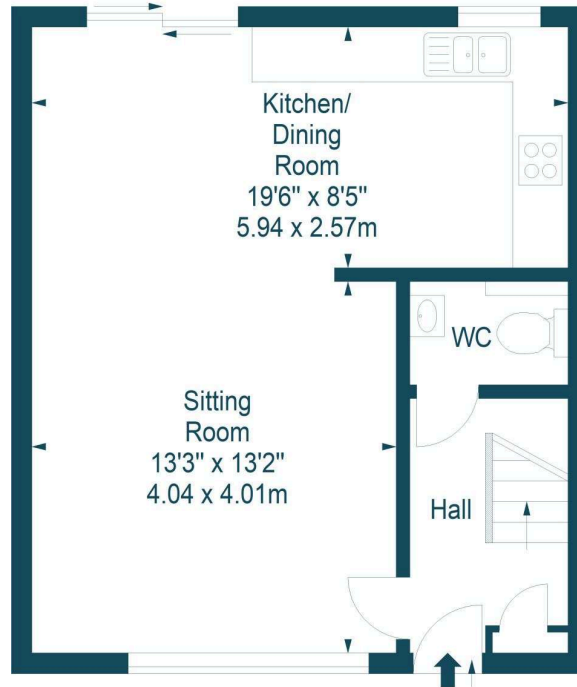




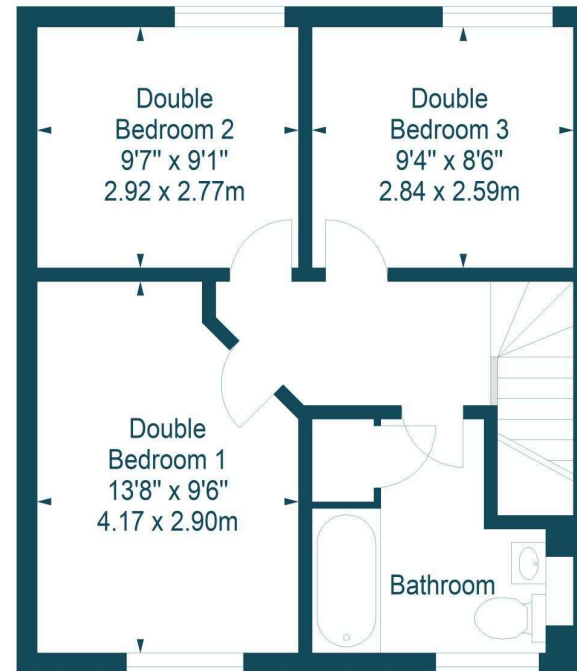
Gilbert Avenue,  
North Berwick,  
East Lothian, EH39 4EA



Approx. Gross Internal Area  
888 Sq Ft - 82.50 Sq M  
For identification only. Not to scale.  
© SquareFoot 2024



Ground Floor



First Floor

## GET IN TOUCH



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## LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.