



**27 GREEN APRON PARK**  
NORTH BERWICK, EAST LOTHIAN, EH39 4RE





## SUMMARY

Tucked in a quiet, leafy cul-de-sac within an established residential area of the exclusive coastal town of North Berwick, this detached, three-bedroom chalet-style house offers spacious and flexible accommodation that is sure to appeal to families and those looking for a well-proportioned home within easy reach of fantastic amenities. It also presents an exciting opportunity for modernisation and upgrades. North Berwick is home to an excellent selection of shops, well-regarded schools, a train station, and scenic open spaces, including the picturesque beach.

Extras: All fitted floor coverings, window coverings, light fittings, and integrated kitchen appliances will be included in the sale.











**"The home would benefit from a degree of modernisation, offering a blank canvas for the new owner to put their own stamp on."**

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## FEATURES

- Detached chalet-style house in North Berwick
- Excellent opportunity for modernisation
- Entrance vestibule and hall with storage
- Spacious and sunny living/dining room
- Bright fitted kitchen
- Three good-sized double bedrooms
- Ground-floor shower room
- First-floor bathroom
- Private rear garden
- Side garden with sea views
- Integral single garage and private driveway
- Gas central heating and double glazing





OFFERS TO:  
22 Hardgate  
Haddington  
EH41 3JS

Tel: 01620 825 368  
Fax: 01620 824 671

DX540733 Haddington

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HOUSE SALES

If you have a house to sell, we provide free pre-sales advice, including valuation. We will visit your home and discuss in detail all aspects of selling and buying, including costs and marketing strategy, and will explain GSB Properties' comprehensive services.

1. While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.  
2. Interested parties are advised to note interest through their solicitor as soon as possible in order to be kept informed should a Closing Date be set. The seller will not be bound to accept the highest or any offer.

## FLOORPLAN

