



GILSON GRAY

LAW • PROPERTY • FINANCE

19 WARRENDER COURT

North Berwick, East Lothian, EH39 4RR



Set on a quiet cul-de-sac, this modern detached house is a deceptively large four-bedroom residence in the coastal town of North Berwick, which was recently voted by The Sunday Times as the Best Place to Live in the UK. The home is within easy reach of the town's spectacular beaches, excellent amenities, schools, and bus and rail links. Furthermore, it enjoys stylish interiors that are finished to high standards, including a Shaker-inspired kitchen and two washrooms. It also boasts private parking and a southwest-facing rear garden, which is beautifully landscaped with decked seating areas, ponds, and colourful planting.

Extras: integrated kitchen appliances 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

- Stylish detached house offering coastal lifestyle
- Situated in sought-after North Berwick
- Part of a family-friendly development
- Modern neutral interiors throughout
- Naturally-lit hall with understairs storage
- Bright and airy living room
- Expansive, triple-aspect kitchen/dining room
- Three spacious double bedrooms
- One versatile single bedroom/office
- Contemporary three-piece shower room
- Quality bathroom with three-piece suite
- Low-maintenance front garden and driveway
- Landscaped, southwest-facing rear garden
- Attached garage with adjacent workshop

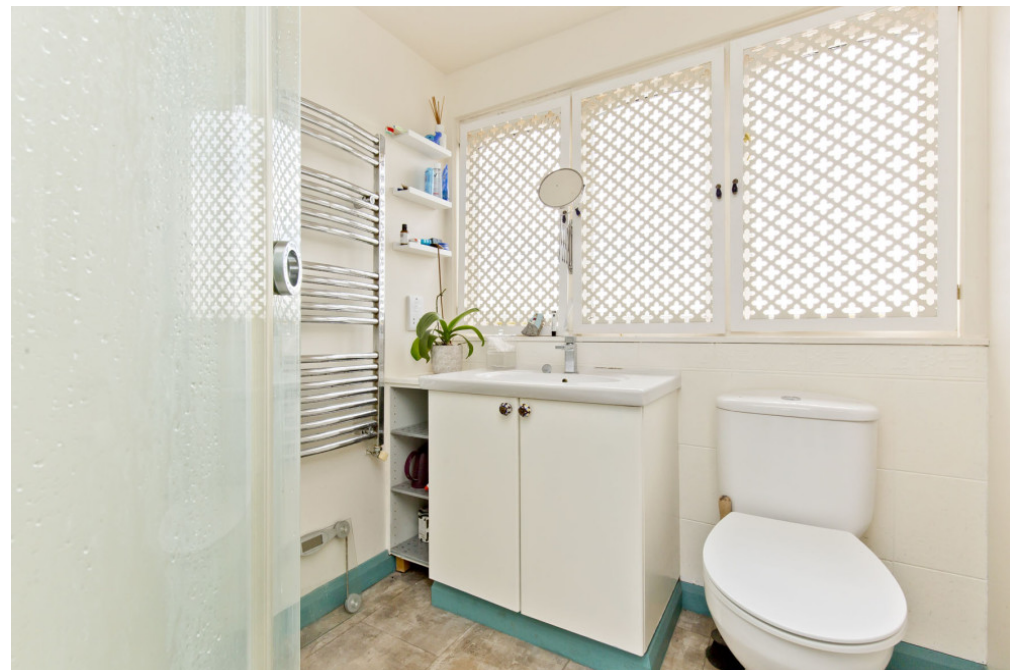
Salt
Yeast
Food Bin Bags
Mustard powder
D. yeast Mustard
Bread BIN BAGS
Mango
Crackers







"A STYLISH FOUR-BEDROOM
DETACHED HOUSE
OFFERING A COASTAL
LIFESTYLE IN SOUGHT-AFTER
NORTH BERWICK"





EPC RATING:



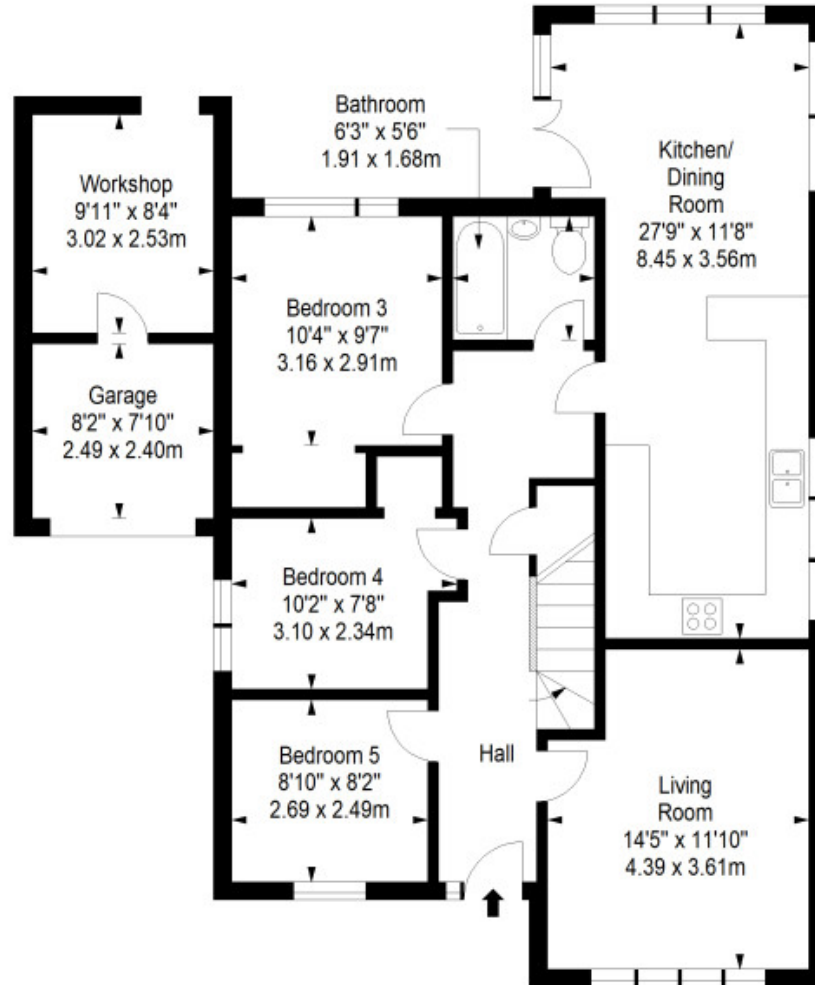
COUNCIL TAX BAND:



VIEWINGS: by appointment with Gilson Gray on 01620 893 481

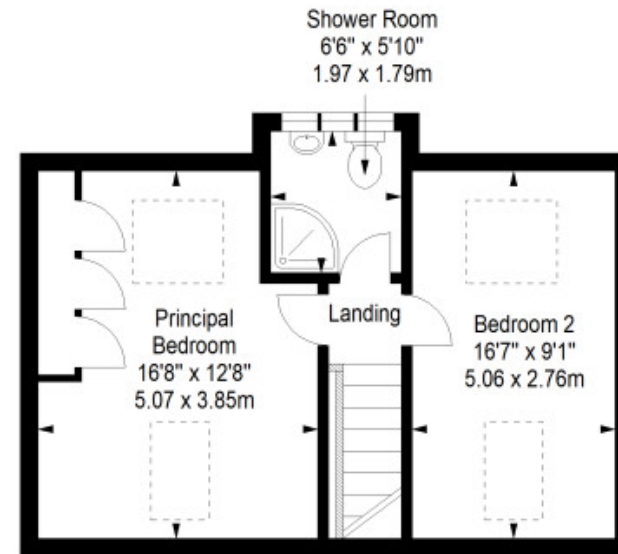
Ground Floor

Approx. 101.3 sq. metres (1090.4 sq. feet)



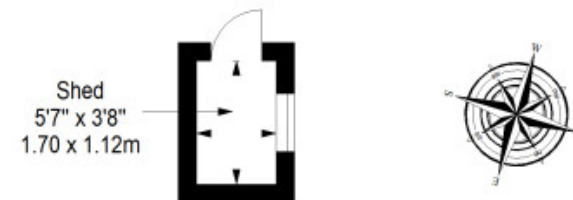
First Floor

Approx. 41.1 sq. metres (442.4 sq. feet)



Shed

Approx. 1.8 sq. metres (19.4 sq. feet)



Total area: approx. 144.2 sq. metres (1552.2 sq. feet)



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BORDERS

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