



GILSON GRAY

LAW • PROPERTY • FINANCE

14 WILLIAMSTONE COURT

North Berwick, East Lothian, EH39 4RQ



Forming part of an established development in North Berwick, this generous detached house offers three reception rooms, a dining kitchen, three bedrooms, and two bathrooms (plus a WC), as well as beautifully maintained gardens, a single garage, and a driveway. The property also has new windows throughout, a new Worcester boiler, and a new conservatory installed in 2023. You are welcomed inside by an inviting hallway with storage and a WC, immediately setting the tone for the interiors to follow with neutral décor and Karndean herringbone flooring. Straight ahead, you step into a living room, where generous floorspace is provided for configurations of lounge furniture, all arranged around a wall-set Gazcol Slimline gas fire. The neighbouring dining room provides the perfect setting for sit-down family meals, with ample space for a six-seater table alongside additional furniture. The dining room could alternatively be used as a fourth bedroom, if desired. The living and dining areas are both attractively decorated and laid with Karndean flooring.



FEATURES

- Generous detached house in North Berwick
- Beautifully presented, modern interiors
- Welcoming hallway with storage and WC
- Elegant, spacious living room with wall-set fire
- Formal dining room/fourth bedroom
- Spacious and well-appointed dining kitchen with utility room
- Versatile conservatory with garden access
- Principal bedroom with built-in wardrobes and en-suiteshower room
- Two further double bedrooms (one with storage)
- Attractive, contemporary wet room
- Well-maintained front and rear gardens
- Detached single garage and multi-car driveway





The kitchen is situated to the rear of the property and incorporates a spacious casual dining area. Here, attractive modern grey cabinets are accompanied by coordinating worktops and neatly integrated appliances, whilst an adjoining utility room supplements the kitchen with additional cabinetry and worktops, space for laundry appliances, and external access. Bi-folding doors from the kitchen lead into an adjoining conservatory, offering a versatile space with garden access. The home's three bedrooms and a modern wet room are found on the first floor, approached via a landing with built-in storage. The principal bedroom is accompanied by built-in wardrobes and boasts its own en-suite shower room, whilst the remaining two sleeping areas are southeast-facing and overlook the rear garden. The wet room comes complete with a walk-in shower area with a rainfall showerhead, a basin set into vanity storage with an illuminated mirror above, a WC, and a chrome towel radiator.

Externally, the appealing family home is perfectly complemented by well-maintained front and rear gardens, with the latter boasting an enviably sunny aspect and including a manicured lawn, a spacious patio for outdoor seating, and a neat, hedged border. Excellent private parking is provided by a detached single garage and a multi-car driveway. Extras: Integrated kitchen appliances comprising an oven, hob, extractor hood, dishwasher, washing machine and tumble dryer will be included in the sale. Please note, no warranties or guarantees shall be provided for the appliances.





NORTH BERWICK

Surrounded by beautiful beaches and offering a lively and vibrant town centre, the sought-after town of North Berwick is one of Scotland's best coastal resorts and was recently voted by The Sunday Times as the Best Place to Live in the UK. The coastline of North Berwick forms a significant part of the John Muir Way and is home to stunning scenery in both directions, boasting great beaches and the volcanic island of Bass Rock. The town centre boasts many independent shops, boutiques and galleries and offers a family run butchers, delicatessen specialising in local produce, an independent wine merchants, grocers, bakers, banks, coffee houses, restaurants, florists and chemists. The town also has two large supermarkets. The surrounding area has plenty to offer for the active type, with scenic walks, cycling routes and a sports centre with swimming pool, fitness classes and a gym. For the golf enthusiast there are a number of fantastic courses, including the nearby Glen Golf Course and North Berwick Golf Course. North Berwick is known for its outstanding schools, with North Berwick High being the only state school in Scotland on the Prestigious List. Law Primary School is situated beside the high school. North Berwick train station offers regular services direct to Edinburgh, taking just over half an hour to reach the city. There is also a regular bus service serving the town to Edinburgh's city centre.

EPC RATING:

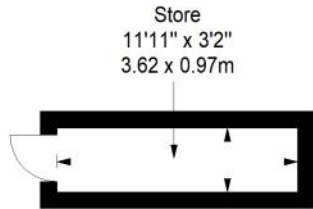


COUNCIL TAX BAND:

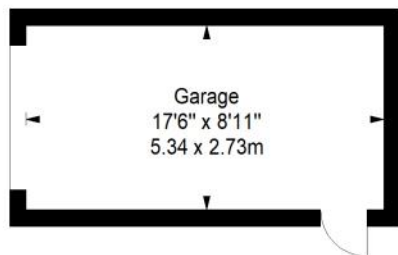


VIEWINGS: by appointment with Gilson Gray on 01620 893 481

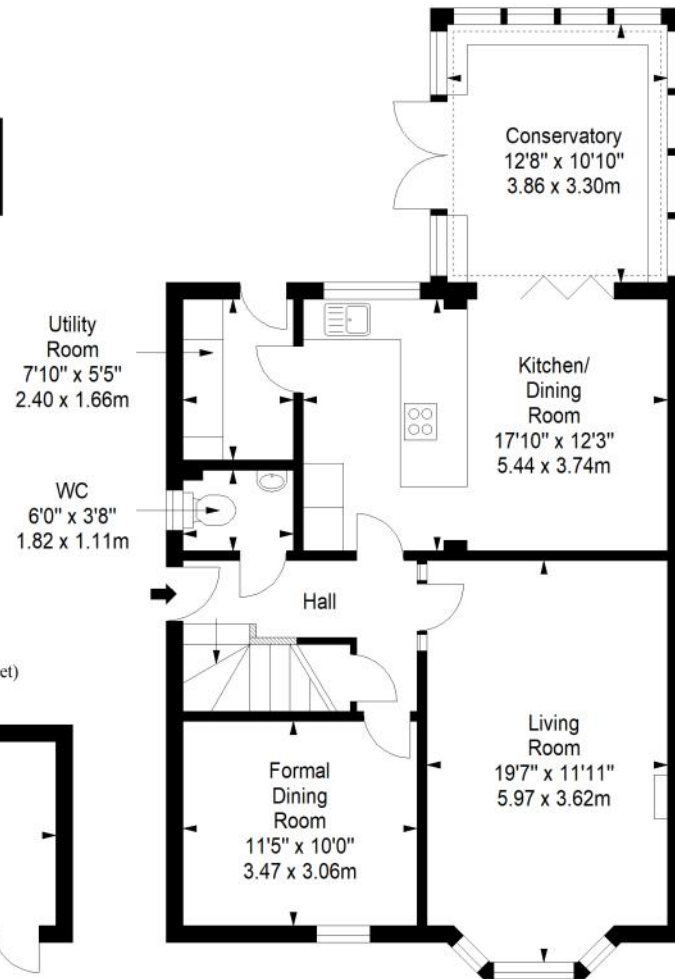
Store
Approx. 3.4 sq. metres (36.6 sq. feet)



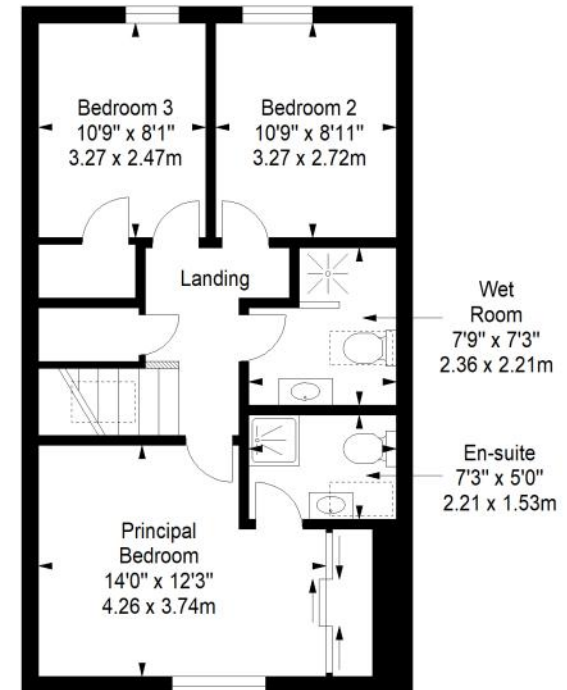
Garage
Approx. 14.7 sq. metres (158.2 sq. feet)



Ground Floor
Approx. 82.3 sq. metres (885.9 sq. feet)



First Floor
Approx. 51.3 sq. metres (552.2 sq. feet)



Total area: approx. 151.7 sq. metres (1632.9 sq. feet)



GILSONGRAY.CO.UK

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BORDERS

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