



GILSON GRAY

LAW • PROPERTY • FINANCE

32 CRAIGLEITH AVENUE

North Berwick, East Lothian, EH39 4EL



Forming part of an established residential development in exclusive North Berwick, with wonderful views of the iconic North Berwick Law, this end-terrace house offers a generous living room, a spacious dining kitchen, three bedrooms, and a shower room, plus low-maintenance front and rear gardens and access to unrestricted on-street parking. As well as lying just a stone's throw from the Law and its surrounding green space, the house is situated within enviable easy reach of parks, the beach, a wealth of shops, cafés, and eateries, highly regarded schools, and transport links connecting across the county and into the city, including a train station. A hallway (with built-in storage) welcomes you into the home and immediately sets the tone for the interiors to follow with neutral décor and wood-styled flooring.

FEATURES

- End-terrace house in exclusive North Berwick
- Beautifully presented interiors and Law views
- Entrance hall with storage
- Generous, dual-aspect living room
- Stylishly appointed dining kitchen
- Two double bedrooms with built-in storage
- Third bedroom/home office
- Pristine shower room with rainfall showerhead
- Low-maintenance front and rear garden
- Unrestricted on-street parking





Flanking the hall at either side and spanning the entire depth of the property are a living room and a dining kitchen, both illuminated by dual-aspect windows (south-facing to the front) and enjoying the same décor and flooring as the hall. The living room offers plenty of space for configurations of furniture, whilst the kitchen is well-appointed with a selection of neutrally toned cabinetry, wood worktops, and chic metro-tiled splashbacks. Space is also provided for a seated dining area, and the kitchen leads to a rear vestibule with storage and external access. Upstairs, a naturally lit landing leads to three bedrooms and a shower room. All three bedrooms are neutrally decorated and carpeted for optimum comfort underfoot, and the doubles are both accompanied by built-in storage, as well as enjoying lovely views of the Law. The third bedroom is currently being utilised as a home office, highlighting the home's versatility. Finally, the stylishly tiled shower room comprises a walk-in enclosure with a rainfall showerhead, a glass basin atop a vanity unit, a mirrored, wall-mounted vanity cabinet, and a WC.

Externally, the house is flanked by low-maintenance front and rear gardens, with the former enjoying a south-facing aspect, and the latter featuring easy-upkeep gravelled areas, a decked dining terrace, and a garden store. Unrestricted on-street parking can be found on Craighleith Avenue. Extras: Integrated kitchen appliances comprising a double oven, a microwave, an induction hob, a fridge/freezer, and a dishwasher 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:



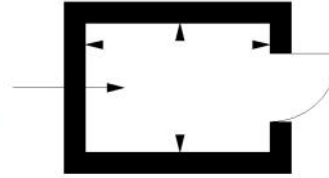
VIEWINGS: by appointment with Gilson Gray on 01620 893 481



Garden Store

Approx. 3.2 sq. metres (34.5 sq. feet)

Garden Store
7'0" x 4'11"
2.13 x 1.50m



First Floor

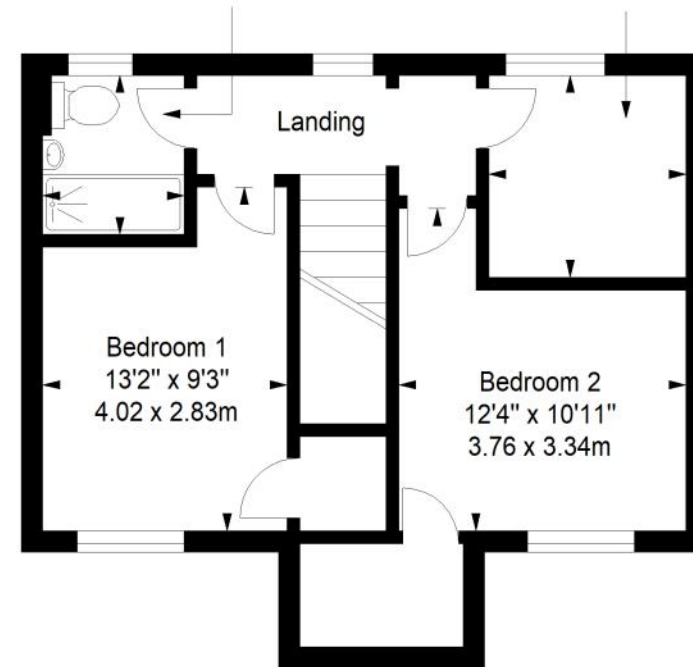
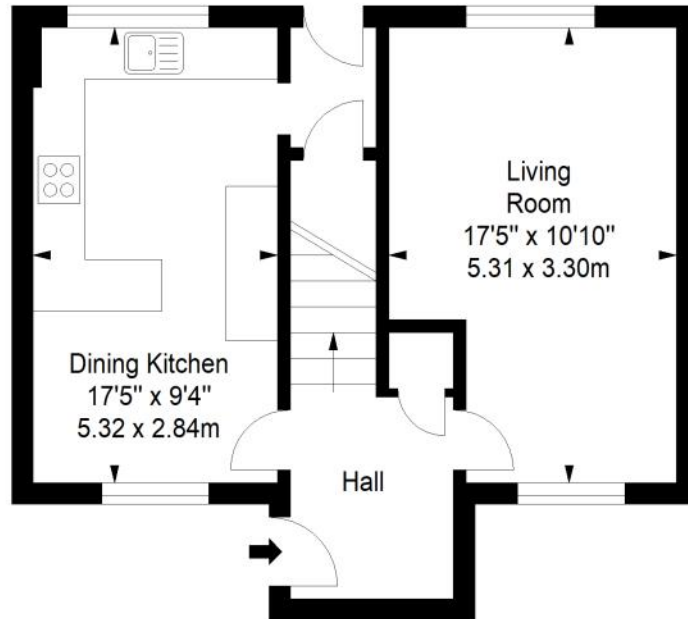
Approx. 42.3 sq. metres (455.3 sq. feet)

Shower Room
6'3" x 5'5"
1.90 x 1.66m

Bedroom 3/
Study
7'10" x 7'7"
2.40 x 2.31m

Ground Floor

Approx. 42.3 sq. metres (455.3 sq. feet)



Total area: approx. 87.8 sq. metres (945.1 sq. feet)



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



@gilsongrayprop gilson gray property gilson gray property @gilsongrayprop

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.