



7 ROBERT LOUIS WAY

North Berwick, East Lothian, EH39 5FR



1

Public Room



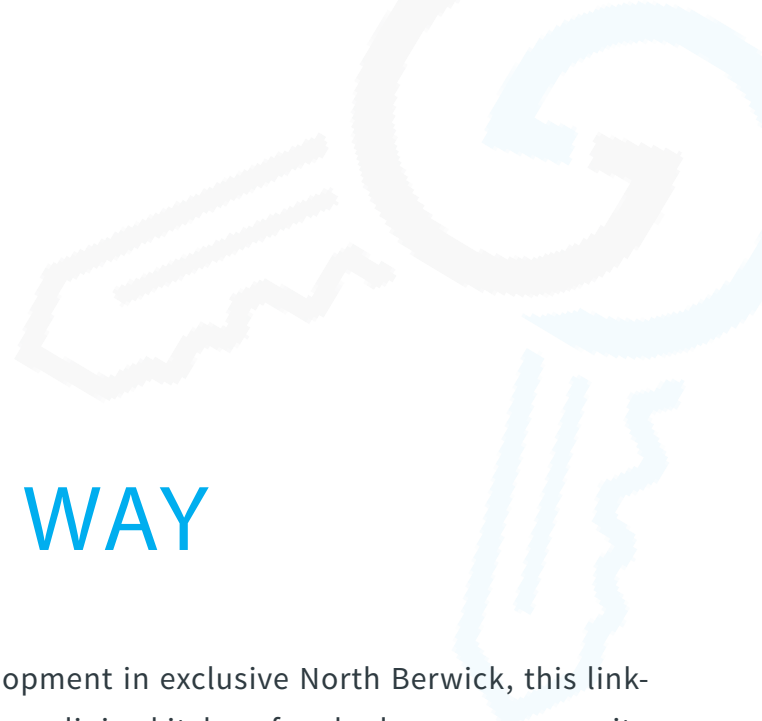
4

Bedrooms



2

Bathroom



7 ROBERT LOUIS WAY

Forming part of an attractive modern development in exclusive North Berwick, this link-detached house offers a spacious living room, a dining kitchen, four bedrooms, an en-suite shower room, a family bathroom, and a separate WC. The house is beautifully presented with contemporary fixtures and fittings throughout, enhanced by tasteful décor, and it is accompanied by a neat front lawn, an enclosed, landscaped rear garden, an attached single garage, and a private driveway.







C

EPC
RATING

H

COUNCIL
TAX BAND

VIEWING

By appointment only
with Gilson Gray on
01620 893 481

Features

- Link-detached house in North Berwick
- Beautifully presented, contemporary interiors
- Entrance hall with built-in storage and WC
- Elegant, dual-aspect living room
- Generous dining kitchen with French doors onto garden
- Four versatile bedrooms (two with built-in wardrobes)
- One en-suite shower room
- Stylish, contemporary bathroom
- Neat front lawn
- Enclosed, beautifully landscaped rear garden
- Attached single garage and private driveway (with EV charger)



North Berwick is a desirable town on the East Lothian coast, and it is home to a wide range of amenities, such as a range of shops, including independent stores, high-street retailers, and supermarkets, well-regarded schools (with independent options available in nearby towns and the city), transport links (including a train station), and scenic open spaces, including lovely parks and picturesque beaches.

Extras: Integrated kitchen appliances comprising an oven, a gas hob, an extractor hood, a fridge/freezer, and a washing machine will be included in the sale. Please note, no warranties or guarantees shall be provided for the appliances.

Factor: Hacking and Paterson factor in this development. A quarterly charge of around £30 covers landscaping and garden maintenance.

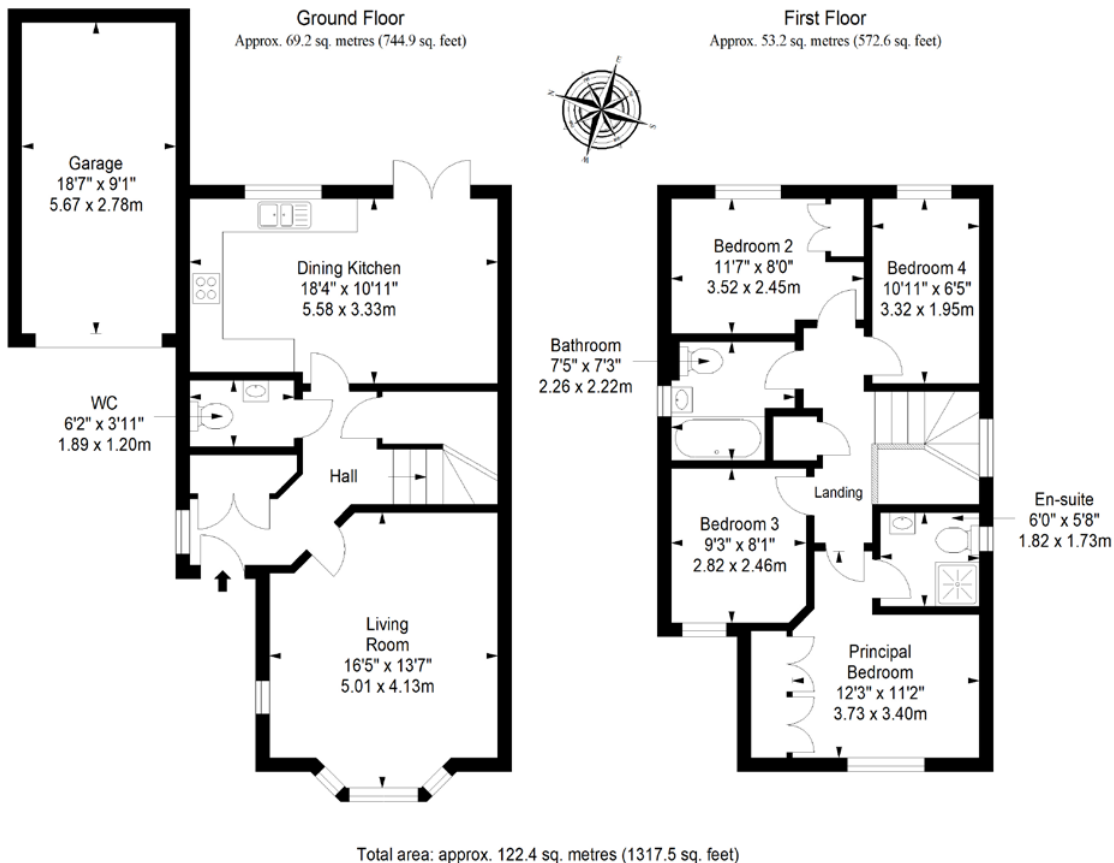


NORTH BERWICK, EAST LoTHIAN



NORTH BERWICK, EAST LOTHIAN

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 hosts many independent shops, boutiques, and galleries. There is a family-run butcher, a 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 a swimming pool, fitness classes, and a gym. For golf enthusiasts, there are several 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.



@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.