



GARDEN STIRLING BURNET

30 LOCHBRIDGE ROAD
NORTH BERWICK, EAST LoTHIAN, EH39 4DN



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Situated in an established residential area of exclusive North Berwick and boasting views of the iconic North Berwick Law, this main-door upper villa offers two bedrooms, a reception room, a kitchen, a versatile study space, and a bathroom. Externally, the villa is accompanied by private gardens and access to unrestricted on-street parking.

A private ground-floor entrance opens to a staircase that takes you to a first-floor hall with built-in storage and space for coat and shoe storage. At the end of the hall, a reception room awaits, offering flexibility for layouts of furniture catering for both relaxation and dining. The room is neutrally decorated and fitted with oak-styled flooring, and it boasts a warming log-burning stove (fitted three years ago) flanked by an open Edinburgh press with display shelving. In the neighbouring kitchen, modern white wall and base cabinets are accompanied by worktops and stylish metro-tiled splashbacks. A selection of Neff integrated appliances comprises a combination oven, an induction hob, an extractor hood, a fridge/freezer, a dishwasher, and a washing machine.

FEATURES

- Main-door upper villa in North Berwick
- Views of North Berwick Law
- Entrance hall with built-in storage
- Living/dining room with log-burning stove
- Attractive fitted kitchen
- One double bedroom with built-in storage
- One single bedroom with large adjoining room
- Stylish, modern bathroom
- Private front and rear gardens
- Unrestricted on-street parking
- Gas central heating and double glazing





The villa accommodates two bedrooms – a spacious double and a good-sized single, both boasting views of the Law. The double is accompanied by built-in storage, whilst the single is adjoined by a flexible room that could lend itself to a variety of uses, such as a dressing room or a home office. Finally, a stylishly tiled, modern bathroom completes the accommodation on offer and comprises a bath with a rainfall showerhead and a glazed screen, a WC-suite, and a chrome towel radiator. Gas central heating and double glazing (fitted six years ago) ensure year-round comfort and efficiency.

Externally, the villa is accompanied by a private front garden (with a beautiful mature rosemary hedge) and a private rear garden area with a brand-new polytunnel, a garden shed (in good condition), as well as access to a shared drying green. Unrestricted on-street parking can be found on Lochbridge Road. Extras: All window coverings, light fittings, the woodburning stove and integrated kitchen appliances will be included in the sale. The double bed, bunk beds and polytunnel are available by separate negotiation.







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 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.





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FLOORPLAN

