



# 48 GILBERT AVENUE

North Berwick, East Lothian, EH39 4EA



1

Public Room



2

Bedrooms



1

Bathroom



# 48 GILBERT AVENUE

Offering a stylish mid-terraced home within an established residential area in exclusive North Berwick. The home accommodates two double bedrooms, a fantastic open-plan kitchen, living, and dining room, and a bathroom. Externally, it is accompanied by a garden with a studio, perfect for writers, artists, and homeworking, whilst unrestricted on-street parking is available on Gilbert Avenue.

The highly desirable coastal town of North Berwick is home to outstanding amenities such as shops, including an eclectic selection of independent stores, delis, boutiques, and specialist offerings, cafés, coffee shops, and well-known restaurants, highly regarded schools (independent options are available in nearby towns and the city), transport links, including a train station, and scenic open spaces, such as lovely parkland and a picturesque beach.







C  
EPC  
RATING

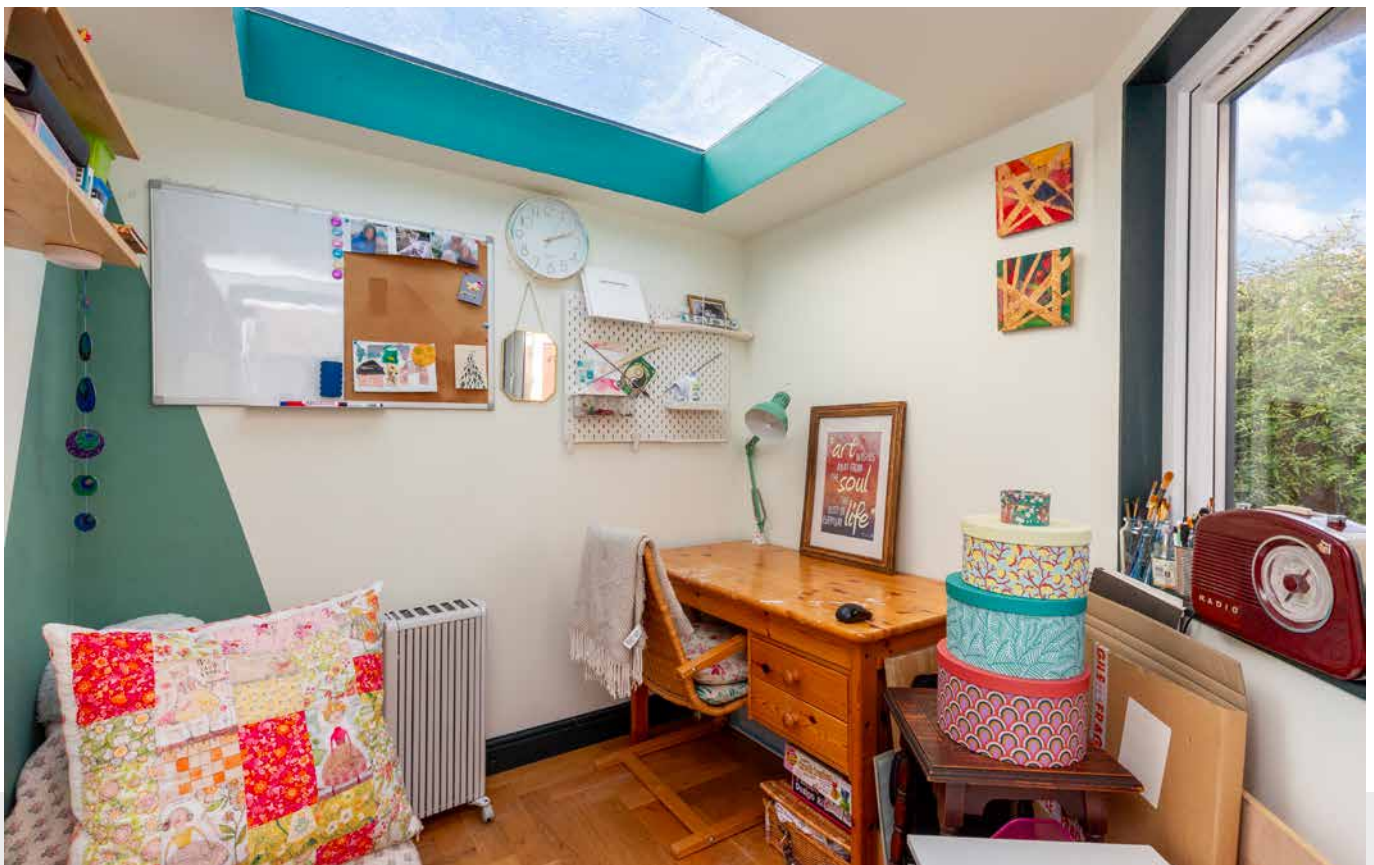
C  
COUNCIL  
TAX BAND

**VIEWING**  
By appointment only  
with Gilson Gray on  
**01620 893 481**

## Features

- Mid-terraced house in North Berwick
- Stylish, well-presented interiors
- Sociable open-plan breakfasting kitchen, living/ dining room with patio doors onto garden
- Two double bedrooms (one with built-in storage)
- Attractive bathroom with shower-over-bath
- Low-maintenance front garden
- Sunny rear garden
- Versatile summerhouse/studio
- Ample unrestricted on-street parking



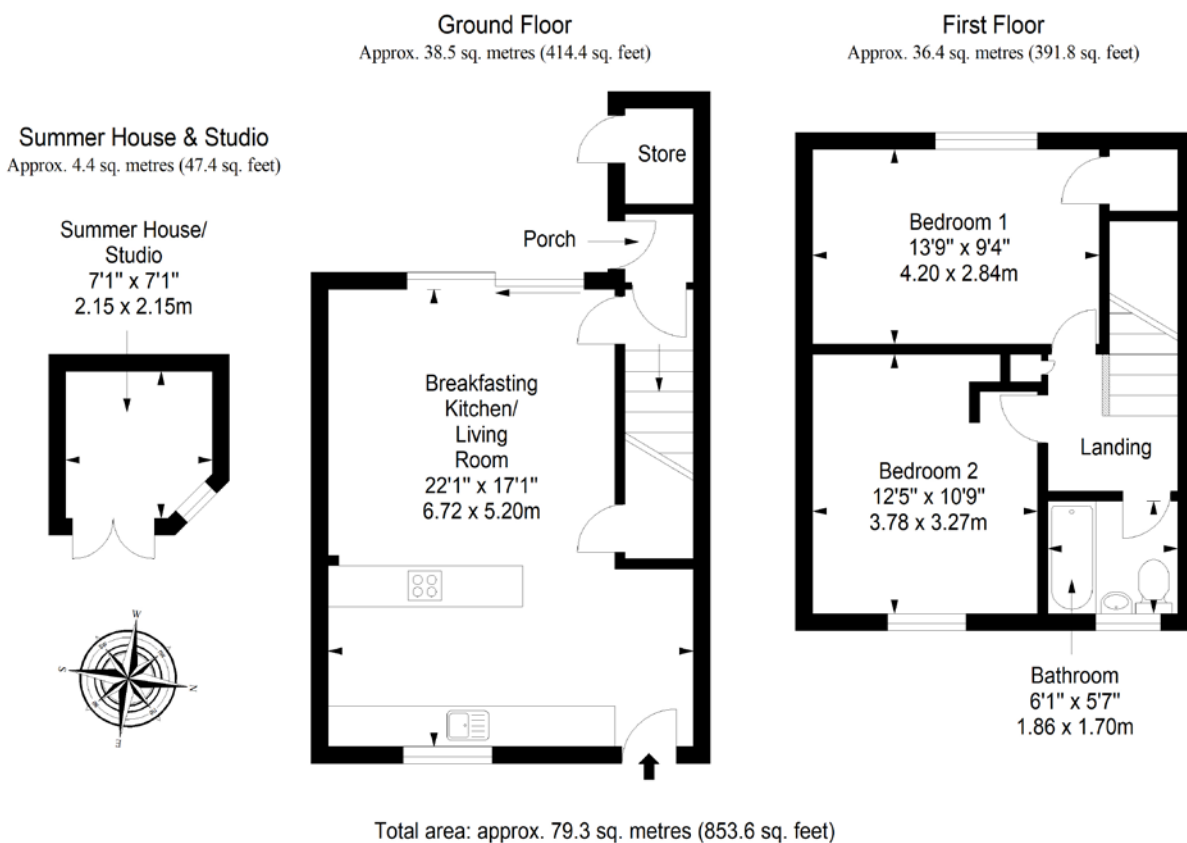


Extras: Integrated kitchen appliances comprising an oven and grill, hob, extractor hood, fridge/freezer, dishwasher, and washing machine will be included in the sale. Please note, no warranties or guarantees shall be provided for the appliances.



# 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 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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