



9 ABBEY MEWS

North Berwick, East Lothian, EH39 4BT

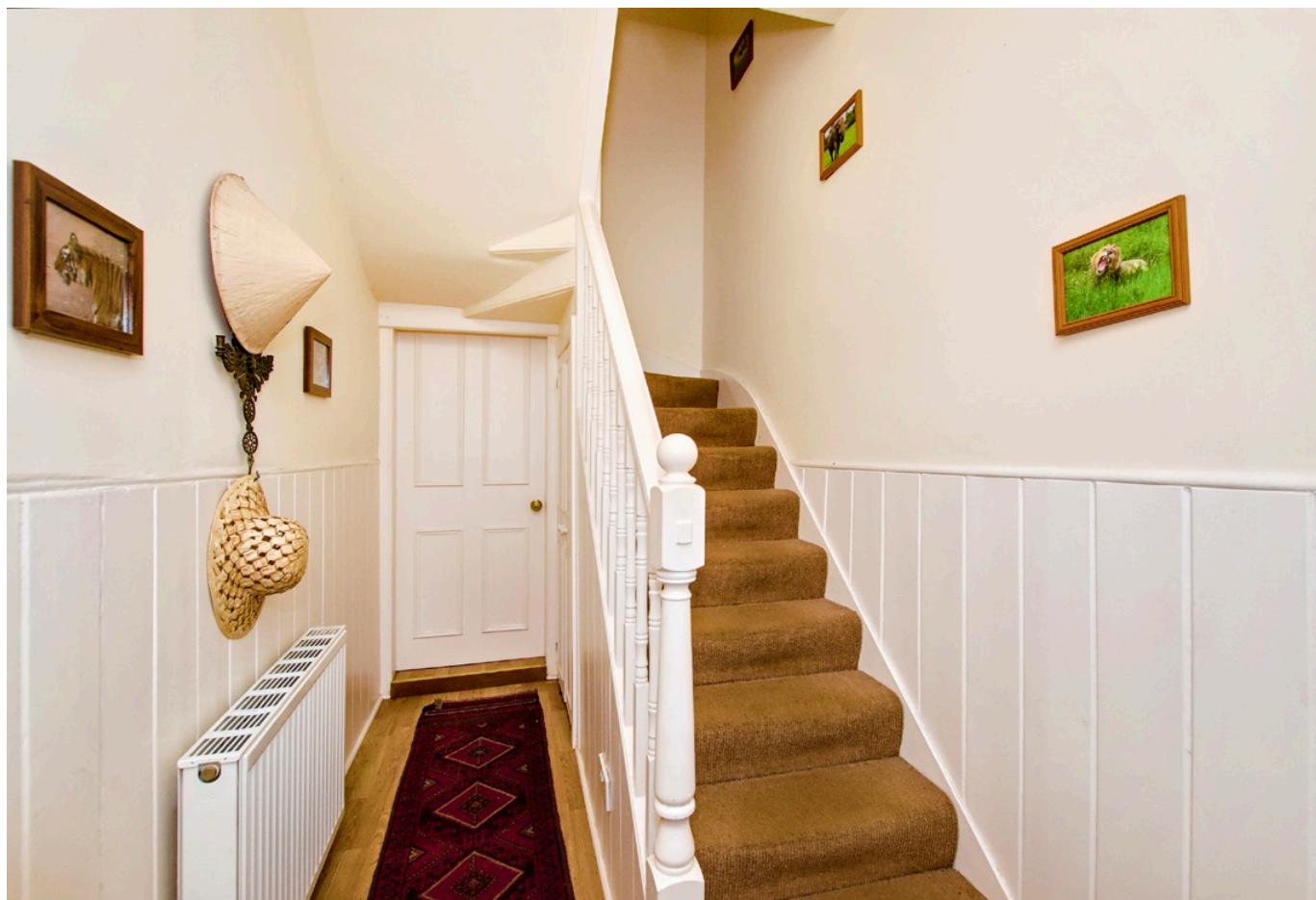
 1 Public Room	 2 Bedrooms	 2 Bathroom
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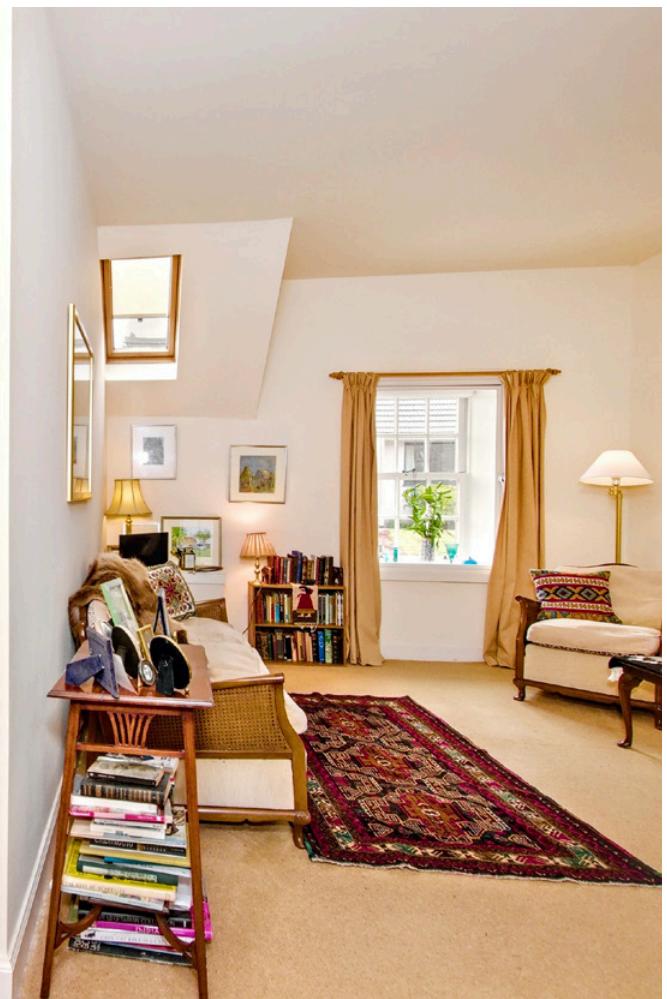
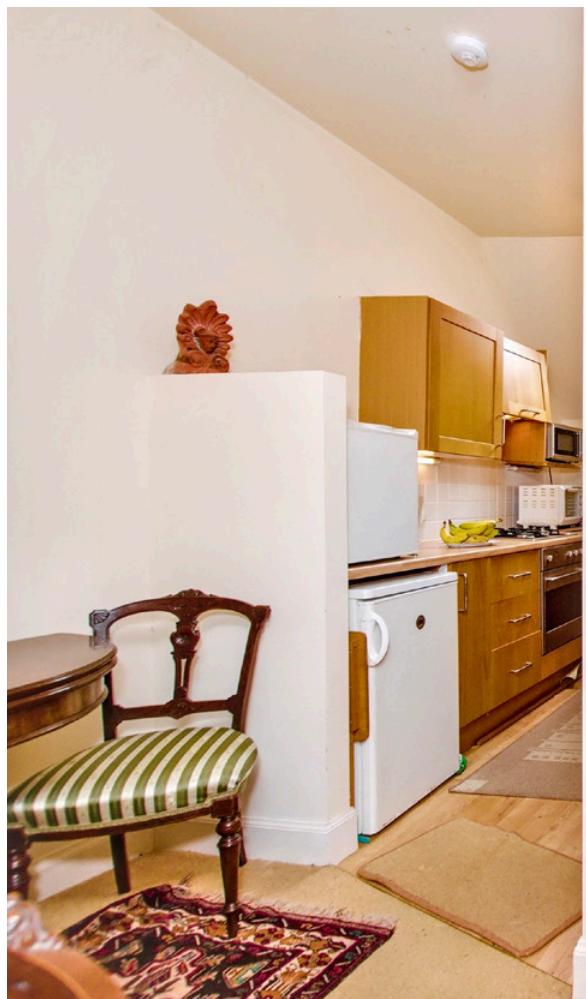


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This unique mid-terrace house is a charming two-bedroom mews-style residence with traditional character and versatile interiors, where the downstairs bedroom and bathroom can function as separate living spaces. It offers a relaxed coastal lifestyle just moments from a sandy beach, and it is attractively presented throughout in light neutral tones, creating an inviting aesthetic for new buyers. It also has excellent storage to keep the interiors neat and tidy. Perfect as a forever home or as a holiday rental opportunity, this rarely available property is sure to be in popular demand.

Enjoying a picturesque setting, the home boasts a highly desirable location in the heart of North Berwick, which was recently voted as one of the best places to live in the UK. It is within easy walking distance of the beautiful local beaches, and it has a wealth of amenities just a short stroll away too. Bus links and the train station are also within strolling distance, allowing for quick travel across East Lothian and to Edinburgh city centre (which can be reached in approximately 30 minutes by train). It is a fantastic location for a wide variety of buyers seeking coastal living.





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RATING CCOUNCIL
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VIEWING
By appointment only
with Gilson Gray on
01620 893 481



Features

- A traditional mid-terrace mews-style house
- Situated in sought-after North Berwick
- Welcoming entrance hall with storage
- Dual-aspect living and dining room
- Openly accessed fitted kitchen
- Quietly located utility room
- Principal suite with built-in wardrobes
- Second airy double bedroom
- 2pc en-suite bathroom with overhead shower
- 2pc WC by the living area and principal suite







Extras: an integrated oven and gas hob, an undercounter fridge, and a washing machine to be included in the sale. Please note, no warranties or guarantees shall be provided in relation to any of the services, moveables, and/or appliances included in the price, as these items are to be left in a sold as seen condition.



NORTH BERWICK, EAST LOTHIAN

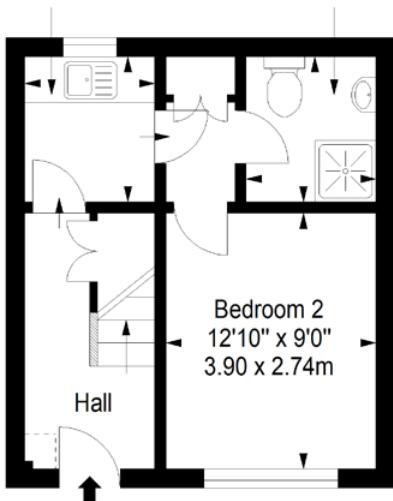
Surrounded by beautiful beaches and offering a lively and vibrant town centre, the sought-after town of North Berwick is one of Scotland's best coastal resorts and was recently voted by The Sunday Times as the Best Place to Live in the UK. The coastline of North Berwick forms a significant part of the 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.

Ground Floor

Approx. 24.8 sq. metres (266.9 sq. feet)

Utility Room
6'0" x 5'7"
1.83 x 1.69m

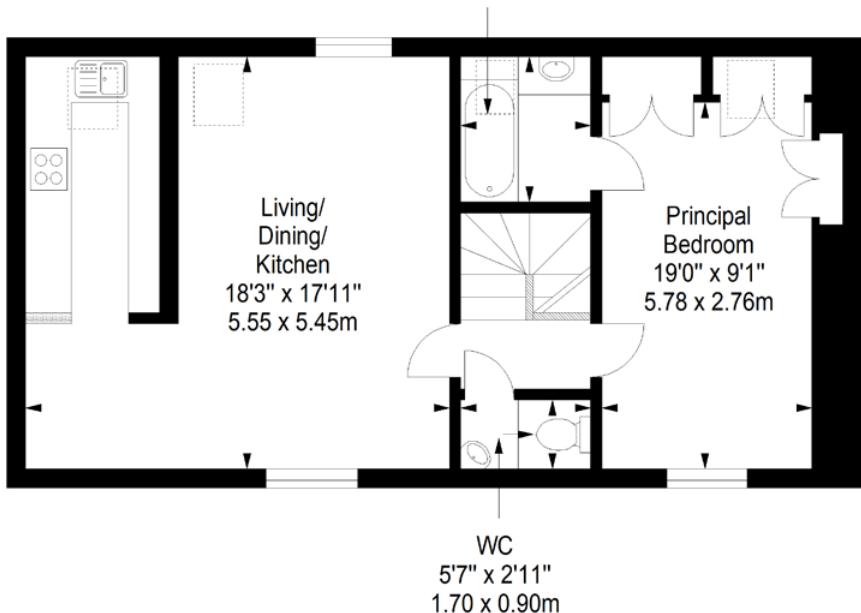
Shower Room
6'3" x 5'7"
1.90 x 1.70m



First Floor

Approx. 56.1 sq. metres (603.9 sq. feet)

En-suite
6'4" x 5'11"
1.94 x 1.80m



Total area: approx. 80.9 sq. metres (870.8 sq. feet)



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.