



GARDEN STIRLING BURNET

**64 LOCHBRIDGE ROAD**  
NORTH BERWICK, EAST LOTHIAN, EH39 4DW



1



1

EPC  
RATING

C

COUNCIL  
TAX BAND

B



## SUMMARY

Close to the iconic Law hill, this one-bedroom main-door upper flat is a move-in ready home that offers a picturesque coast and country lifestyle in North Berwick. The south-facing residence offers a bright and spacious living/dining room, an attractive kitchen, and a modern bathroom. It also has the benefit of a well-maintained private garden which is laid with a sweeping lawn, providing a delightful space for relaxing and socialising in the sun. Altogether, the property is ideal for couples, first-time buyers, and professionals seeking a relaxed coastal setting that remains within commuting distance of Edinburgh city centre.

Extras: all fitted floor and window coverings, light fittings, an integrated oven and gas hob, to be included in the sale, whilst a freestanding fridge/freezer can be purchased by separate negotiation.

## FEATURES

- An upper flat in move-in condition
- In highly sought-after North Berwick
- Just a short walk from stunning beaches
- Neutral interiors throughout
- Private main-door entrance to upper hall
- South-facing living/dining room
- Fitted kitchen that is well appointed
- Double bedroom with built-in wardrobe
- 3pc bathroom with overhead shower
- Private garden with a generous lawn
- Unrestricted on-street parking
- Gas central heating and doubleglazing





**OFFERS TO:  
22 Hardgate  
Haddington  
EH41 3JS**

**Tel: 01620 825 368  
Fax: 01620 824 671**

**DX540733 Haddington**

**espc**

HOUSE SALES

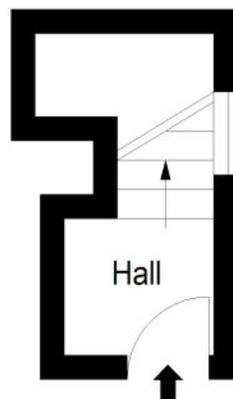
If you have a house to sell, we provide free pre-sales advice, including valuation. We will visit your home and discuss in detail all aspects of selling and buying, including costs and marketing strategy, and will explain GSB Properties' comprehensive services.

1. While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.  
2. Interested parties are advised to note interest through their solicitor as soon as possible in order to be kept informed should a Closing Date be set. The seller will not be bound to accept the highest or any offer.

## FLOORPLAN

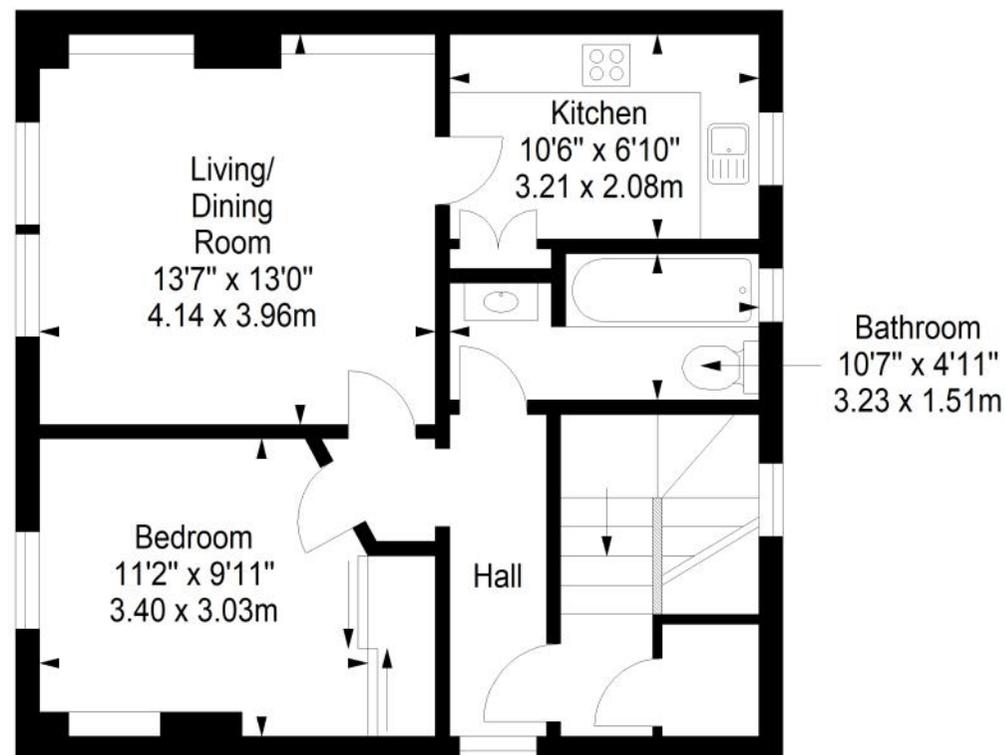
### Ground Floor

Approx. 4.8 sq. metres (51.7 sq. feet)



### First Floor

Approx. 52.2 sq. metres (561.9 sq. feet)



Total area: approx. 57.0 sq. metres (613.6 sq. feet)