



50 RHODES PARK

NORTH BERWICK, EAST LOTHIAN
EH39 5NA



4 BED



2 BATH

Beautifully presented, sunny and spacious four-bedroom two-bathroom detached villa with a conservatory, private gardens and a garage, peacefully set within easy reach of the beach, golf course, shops and North Berwick's sought-after schools.



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THE PROPERTY

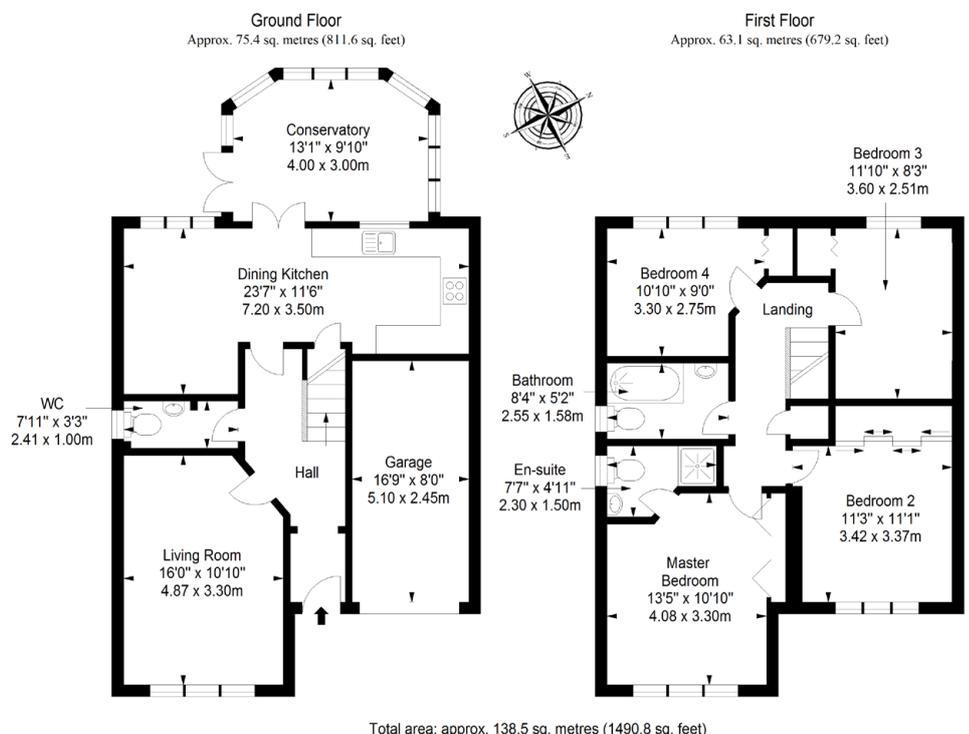
- Enjoying a sought-after cul-de-sac setting within the delightful seaside town of North Berwick, this four-bedroom two-bathroom detached villa offers a wonderfully spacious home with enviable southerly outlooks, attractive landscaped gardens and generous private parking. Located within walking distance of North Berwick's sought-after schools, bustling High Street, scenic beach-front, colourful parks and delightful golf course, this property is the ideal family home.
- Set behind a sunny front lawn, the front door opens to reveal a welcoming hall with a bright cloakroom WC.
- Flooded with all day sun and boasting excellent proportions, the attractive living room is finished in a soft, neutral palette with quality hardwood flooring, giving a flavour of the tasteful interiors to follow.
- Situated to the rear, and cleverly zoned into separate areas for cooking and dining, is the vast dining kitchen. This immaculate family hub is equipped with beech-effect cabinets, deep toned worktop and duck-egg blue tiled splashback. The kitchen is fitted with a fantastic range of Bosch appliances, including an integrated oven, a gas hob and a cooker hood, and a freestanding fridge/freezer, a washing machine and a dishwasher, plus a handy storage cupboard. The dining area offers ample space for a large table and eight chairs, plus a delightful garden outlook. From here, a set of glazed doors open into the generous triple-aspect conservatory, which is heated and benefits from rear garden access.
- Upstairs, the landing houses a handy storage cupboard and leads to three large double bedrooms and a generous single.
- Boasting all day sun, the master bedroom enjoys the luxury of its own bright en-suite shower room, whilst the remaining three bedrooms (one southeast-facing) offer tremendous fitted wardrobes.
- Finally, the sunny and flawless three-piece bathroom incorporates a shower-over-bath with screen, a pedestal basin and a WC.
- Externally, in addition to a sun-trap front lawn, the house features a large and fully-enclosed landscaped rear garden.
- A garage (with power) and a large driveway offer ideal private parking for several vehicles.
- Gas central heating and double glazing ensure a warm and energy-efficient climate.
- Extras: All fitted floor coverings, window coverings, light fixtures and white goods to be included.
- EPC Rating - C



All appliances are sold as seen and although we believe them to be in working order, no guarantee can be given in this respect.

LOCATION

The sought-after town of North Berwick is one of Scotland's best coastal resorts, surrounded by beautiful beaches and offering a lively and vibrant town centre. The town boasts many independent shops, boutiques and galleries. It offers a family run butchers, a delicatessen, an independent wine merchants, grocers and supermarkets, bakers, banks, coffee houses, restaurants and florists. 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. The surrounding area offers scenic walks, cycling routes and a sports centre (with a swimming pool, fitness classes and a gym) and various golf courses. Commuting to the capital is fast and convenient with North Berwick train station offering regular services direct to Edinburgh, a regular bus services to the city centre and the A1 offering easy access for commuting by car.



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.