



Mizzentop Westerdunes Park

North Berwick, East Lothian, EH39 5HJ

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SIMPSON & MARWICK

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Mizzentop Westerdunes Park

North Berwick, East Lothian, EH39 5HJ

Delightful, well proportioned 5 bedroom detached house with charming private gardens & double garage

- Delightful well proportioned family accommodation
- Sitting room overlooking the garden
- Dining hall & family room
- Kitchen/breakfast room
- Principal bedroom with en-suite bathroom
- Four further double bedrooms
- Shower room, additional WC & utility room
- Mature, generous garden grounds
- Detached double garage & driveway parking
- Gas central heating & double glazing



DESCRIPTION

Peacefully located in Westerdunes Park, Mizzentop is a delightful five bedroom detached family home situated at the west end of the highly desirable seaside town of North Berwick, within walking distance of the beach, golf courses, an excellent range of local amenities, shops and restaurants in the town centre and the train station. The well presented property offers versatile and spacious accommodation, in good order throughout, with the added benefit of charming, well established garden grounds, a private double garage and a driveway with ample parking.

Internally the accommodation, arranged over three levels, comprises a welcoming entrance dining hall with a WC cloakroom off; a kitchen/breakfast room fitted with a good range of units, a sitting room overlooking the rear garden, a family room opening to a paved terrace, a principal bedroom with an ensuite bathroom, four further double bedrooms, a shower room, utility room and excellent storage throughout.

LOCATION

North Berwick lies on the East Lothian coast within easy commuting distance of Edinburgh and is one of the most sought-after towns in the county. It has a busy high street, with a wide range of local shops and restaurants and there is a Tesco and Aldi supermarket on the outskirts. North Berwick has two excellent golf courses, a yacht club, rugby club, tennis courts, a swimming pool and sports centre, and a luxury spa club is situated at the Marine Hotel. The town provides excellent local primary schooling and the well-regarded North Berwick High school. Private schooling is available at Compass in Haddington, Belhaven Hill in Dunbar, Loretto in Musselburgh with further choices available in Edinburgh. East Lothian has many fine walks by the sea and inland. Edinburgh can be reached in about 45 minutes by car or by train in half an hour and there are extensive bus services.

FIXTURES AND FITTINGS

All fitted floor coverings, curtains, blinds, shutters, light fittings (with the exception of the sitting room and the dining hall), electric hob, extractor hood, single oven, combination microwave oven, the chest freezer, greenhouse, garden shed and summerhouse are included in the sales price.

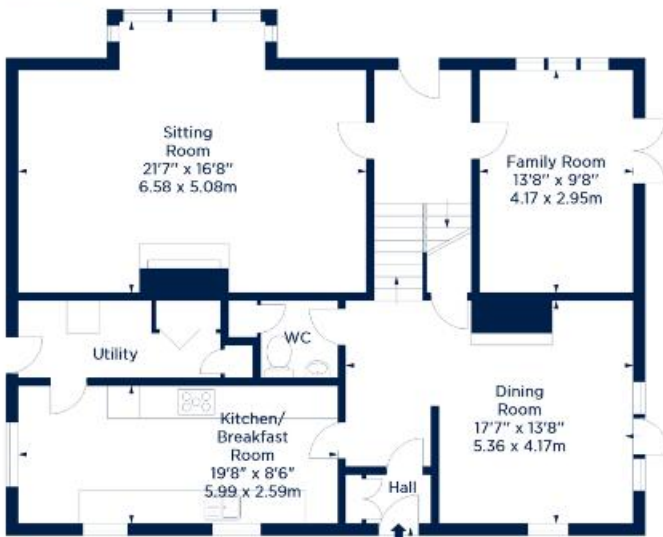




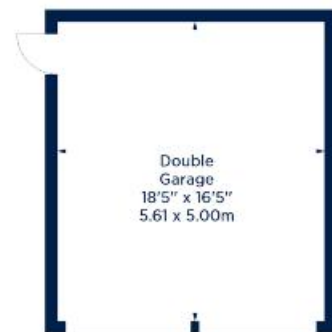
Approx. Gross Internal Area
 1994 Sq Ft - 185.24 Sq M
 Garage
 305 Sq Ft - 28.33 Sq M
 For identification only. Not to scale.



First Floor



Ground Floor



Ground Floor

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Note: Interested parties should request their solicitor to note interest. The Seller is not bound to accept the highest or any offer. These particulars do not form part of any contract. The statements or plans are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested and no warranty is given as to their compliance with Regulations. No warranty is given that any interlinked system (smoke alarms, carbon monoxide detectors and heat detectors) have been installed in this property and interested parties should make their own enquiries.