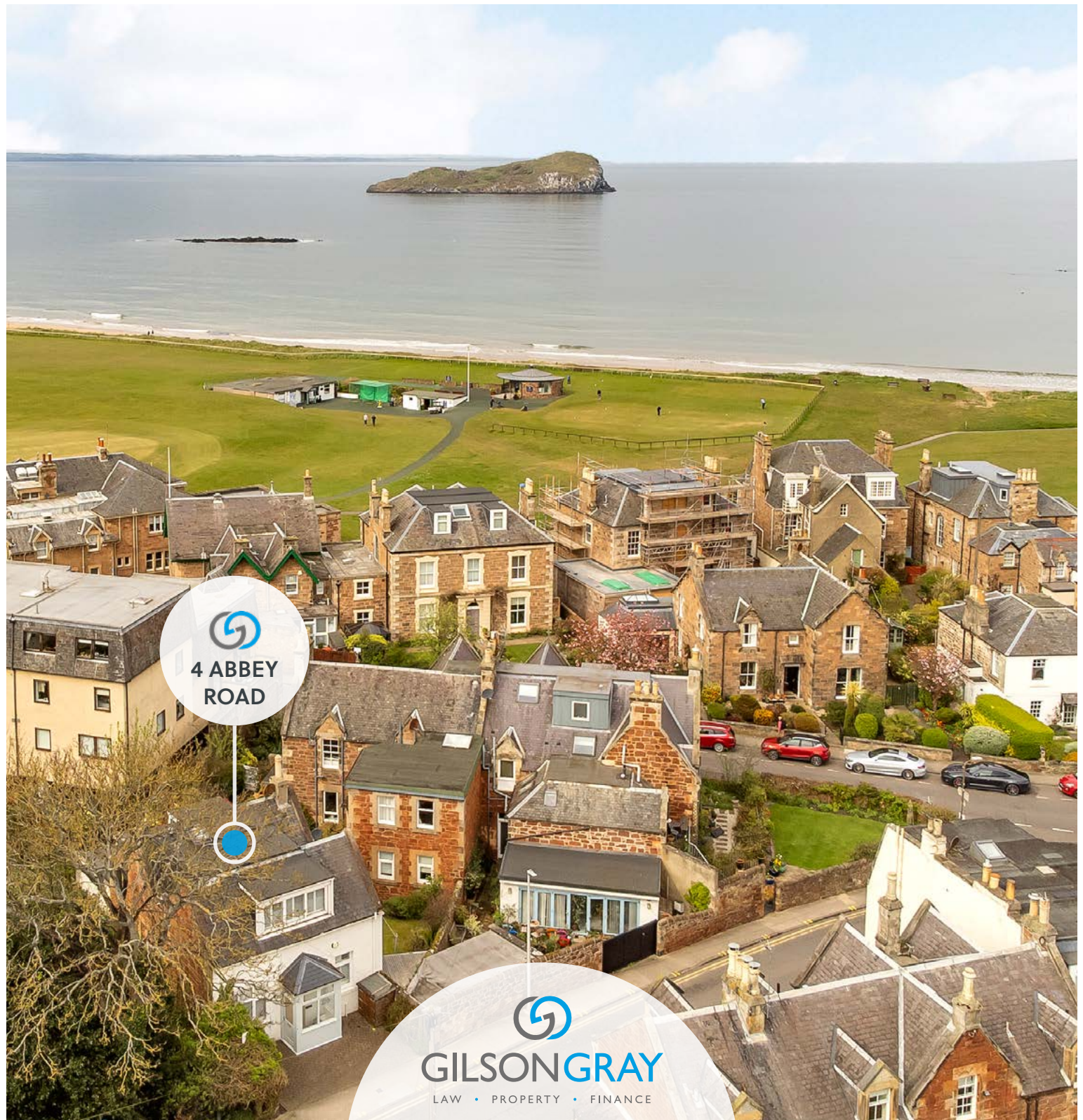


4 ABBEY ROAD

North Berwick, East Lothian, EH39 4BS




4 ABBEY ROAD


GILSON GRAY
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PROPERTY NAME

4 Abbey Road

LOCATION

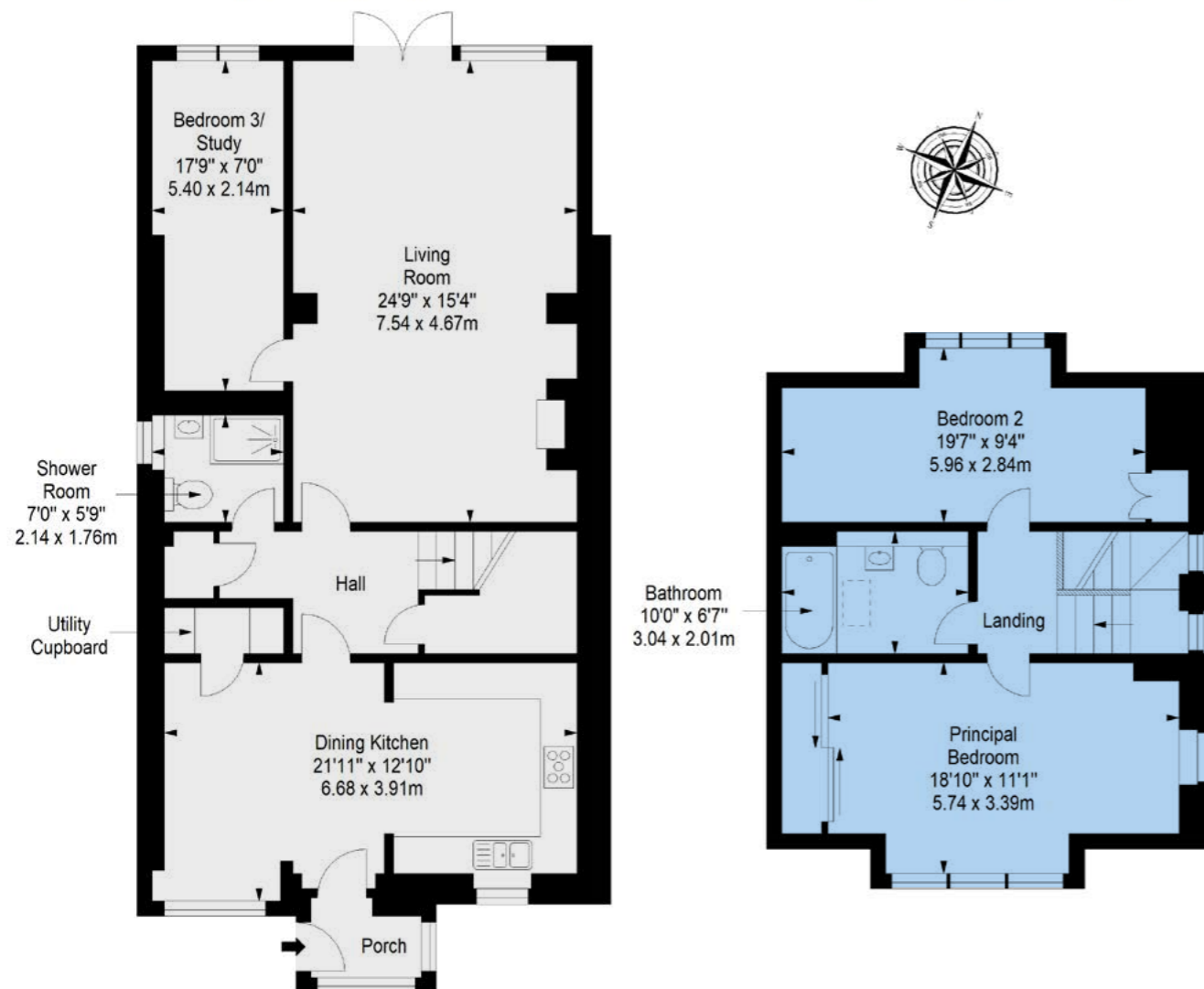
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APPROXIMATE TOTAL AREA:

145.4 sq. metres (1565.1 sq. feet)

● GROUND-FLOOR ● FIRST-FLOOR

The floorplan is for illustrative purposes.
All sizes are approximate.



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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





Welcome to 4 ABBEY ROAD

This exclusive detached house is a spacious three-bedroom residence that features a blank canvas of décor throughout and quality fixtures and fittings. It has bright and airy accommodation, and includes a large living room and modern dining kitchen, as well as two washrooms. It also features private parking for two cars and a landscaped garden. Furthermore, this property has a highly desirable position in the North Berwick conservation area, situated within easy reach of the High Street and the town's fantastic amenities, schools, and bus and rail links. Spectacular beaches are also just a short walk from the home and Edinburgh city centre can be reached in just over 30 minutes by train – perfect for anyone seeking a relaxed seaside setting close to the capital.

GENERAL FEATURES

Detached house with high-quality interiors
 In the North Berwick conservation area
 In walking distance of the town's beaches
 Spacious, bright and airy accommodation
 Blank canvas of décor found throughout
 EPC Rating - D | Council Tax band - F

ACCOMMODATION FEATURES

Entrance porch with dual-aspect windows
 Central hall with two built-in cupboards
 Living room with French doors to the garden
 Modern dining kitchen with integrated appliances
 Utility cupboard for discreet laundry
 Principal bedroom with built-in wardrobe
 Two additional double bedrooms
 Quality three-piece shower room
 Modern bathroom with rainfall shower

EXTERIOR FEATURES

Landscaped rear garden with a leafy aspect
 Private double driveway for off-street parking





An impressive three-bedroom detached house with high-quality modern interiors, offering a sought-after coastal lifestyle in the seaside town of North Berwick, which was recently voted by The Sunday Times as the Best Place to Live in the UK.

A BRIGHT AND INVITING INTRODUCTION

An impressive three-bedroom detached house with high-quality modern interiors, offering a sought-after coastal lifestyle in the seaside town of North Berwick, which was recently voted by The Sunday Times as the Best Place to Live in the UK.



THE RECEPTION ROOMS



An elegant living area with a living-flame fire

The living room is at the rear of the property, reached via a central hall with two built-in cupboards. It has expansive dimensions to accommodate a wide choice of comfortable furnishings, as well as a table and chairs (if desired). Furthermore, the room sees lots of natural light from a near-full wall of glazing, which includes French doors that extend the space out into the back garden. Modern styling also enhances an airy ambience, with the light décor and wood-textured floor (also found in the hall) creating an elegant environment for daily use. A wall-mounted fire with a living flame adds to the sophisticated aesthetic, providing a focal point for furniture.



LIVING ROOM WITH FRENCH DOORS TO THE GARDEN



with generous floorspace

Spanning the entire width of the home, the dining kitchen has ample floorspace for a large table and chairs. It is neatly zoned into dining and kitchen areas, and it is brightly illuminated by southeast-facing windows, including a curved feature window. The room further benefits from a neutral backdrop and a stylish floor covering that adds a splash of colour to the space. The kitchen itself comes generously appointed with cabinet storage and excellent worksurface space, all finished in on-trend tones. Attractive splashback tiles and a fantastic selection of integrated appliances complete the modern design. A neighbouring utility cupboard provides a separate space for laundry.



A MODERN DINING KITCHEN



AMPLE FLOORSPACE FOR A LARGE TABLE AND CHAIRS





THREE BEDROOMS

with neutral
backdrops

The two main bedrooms are on the first floor, extending off a naturally-lit landing. Both rooms are generously proportioned doubles and both enjoy neutral decoration and soft fitted carpets. The principal bedroom has the added advantage of a built-in wardrobe and southeast-facing windows, which frame a lovely view along the traditional buildings of the High Street. A third double bedroom is on the ground floor, providing a versatile space that can alternatively be used as a study or creatively to suit your needs.

Principal
bedroom view
down the high
street



The principal bedroom has the added advantage of a built-in wardrobe and southeast-facing windows



THE BATHROOMS

A ground-floor shower room and a first-floor bathroom

On the ground floor, the home has a conveniently located shower room, positioned just off the hall by the stairs. It has a three-piece suite and combines neutral décor with white tiling, framed by a border. Lit by a skylight, the first-floor bathroom is enveloped in premium tiles, coming equipped with a toilet, a half-pedestal washbasin, a towel radiator, and a bath with a handheld and overhead rainfall shower.





GARDEN & PARKING

Externally, the rear garden enjoys a leafy green aspect, capturing lots of daily sun. It is fully enclosed and neatly landscaped, with a lawn and patio framed by established planting. It is a beautiful space for alfresco dining in the sun. To the front, a double driveway (laid with monoblock paving) provides off-street parking.



Extras: all fitted floor coverings, window blinds, light fittings, integrated kitchen appliances (five-burner gas hob, statement extractor, raised oven, microwave, fridge/freezer, and dishwasher), 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 moveables and/or appliances included in the price, as these items are to be left in a sold as seen condition.




4 ABBEY
ROAD

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 boasts many independent shops, boutiques and galleries and offers a family run butchers, 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 swimming pool, fitness classes and a gym. For the golf enthusiast there are a number of 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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Gilson Gray East Lothian | 33 Westgate, EH39 4AG | 01620 893 481

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