



GILSON GRAY

LAW • PROPERTY • FINANCE

11B OLD ABBEY ROAD,
North Berwick, East Lothian, EH39 4BP



Situated in the heart of North Berwick, this two-bedroom terraced house has a highly sought-after position in the coastal town. It is set within easy reach of local amenities and restaurants, as well as schools, bus and rail links, and the idyllic beaches. It benefits from bright and spacious accommodation, as well as generous built-in storage. And whilst the property would benefit from cosmetic upgrades, it is neutrally decorated throughout allowing buyers to easily add their own stamp.

Extras: an integrated oven and ceramic hob, a freestanding fridge/freezer, a 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 services, moveables, and/or appliances included in the price, as these items are to be left in a sold as seen condition.

FEATURES

- Spacious terraced house
- In the coastal town of North Berwick
- Large rooms that are bright and airy
- Entrance hall with generous storage
- Southeast-facing living/dining room
- Well-appointed kitchen
- Two double bedrooms with wardrobes
- Three-piece shower room
- Communal garden
- Residents' allocated parking in a shared garage







"A BRIGHT AND SPACIOUS,
TWO-BEDROOM, TERRACED
HOUSE WITH A HIGHLY
SOUGHT-AFTER POSITION IN
THE HEART OF NORTH
BERWICK"





EPC RATING:

D

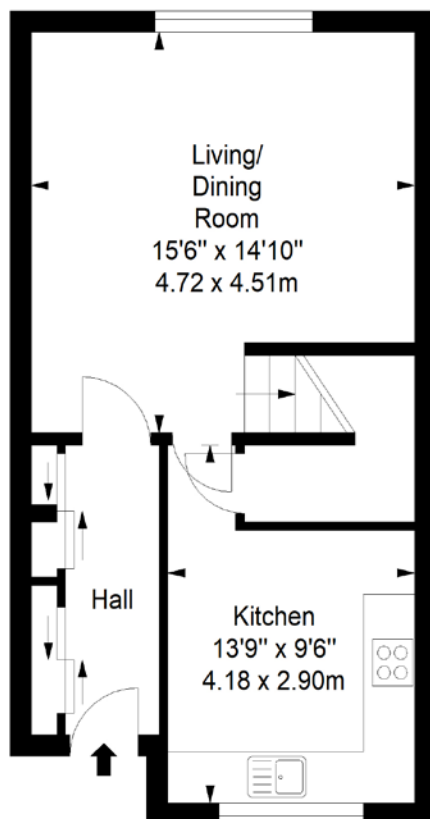
COUNCIL TAX BAND:

E

VIEWINGS: by appointment with Gilson Gray on 01620 893 481

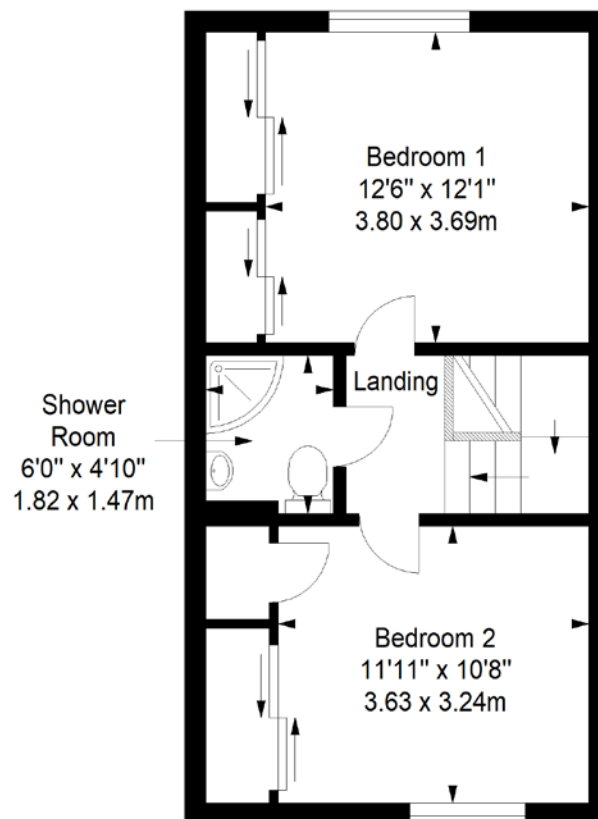
Ground Floor

Approx. 39.5 sq. metres (425.2 sq. feet)



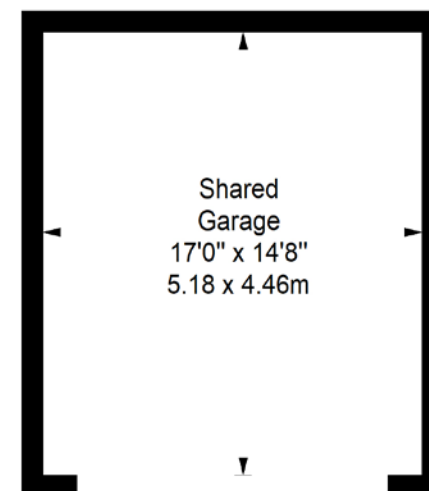
First Floor

Approx. 40.7 sq. metres (438.1 sq. feet)



Shared Garage

Approx. 23.1 sq. metres (248.6 sq. feet)



Total area: approx. 103.3 sq. metres (1111.9 sq. feet)



GILSONGRAY.CO.UK

EDINBURGH

29 Rutland Square
EH1 2BW
0131 516 5366



GLASGOW

160 West George Street
G2 2HQ
0141 530 2021



EAST LOTHIAN

33 Westgate
EH39 4AG
01620 893 481



DUNDEE

2 West Marketgait
DD1 1QN
01382 201 000



BORDERS

01890 880 008



@gilsongrayprop



gilson gray property



gilson gray property



@gilsongrayprop



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.