



77 RHODES PARK

North Berwick, East Lothian, EH39 5NA



3

Public Room



5

Bedrooms



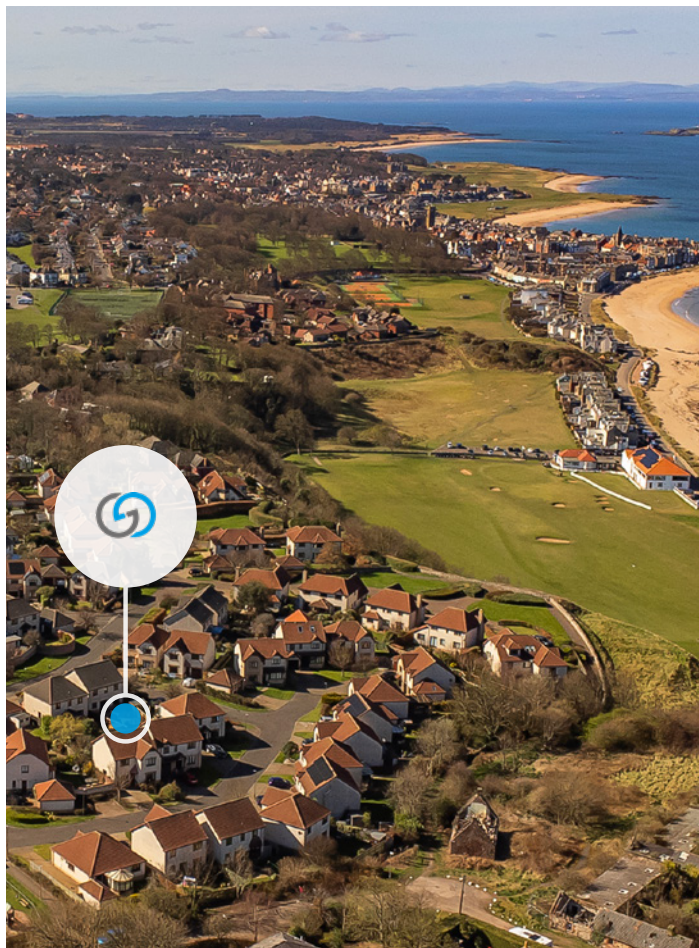
2

Bathroom



77 RHODES PARK

This spacious detached house, featuring private parking and a secure, south-facing garden, enjoys a peaceful residential address in North Berwick, a highly sought-after coastal town with rail links to Edinburgh. The modern family residence is presented in excellent condition with a neutral finish. It offers versatility and convenience, with five bedrooms, ample storage, an en-suite shower room, a bathroom, and a ground-floor WC. Additionally, there is a living room and a south-facing dining kitchen that is open to a sunroom with bi-fold doors to the garden.



C
EPC
RATING

F
COUNCIL
TAX BAND

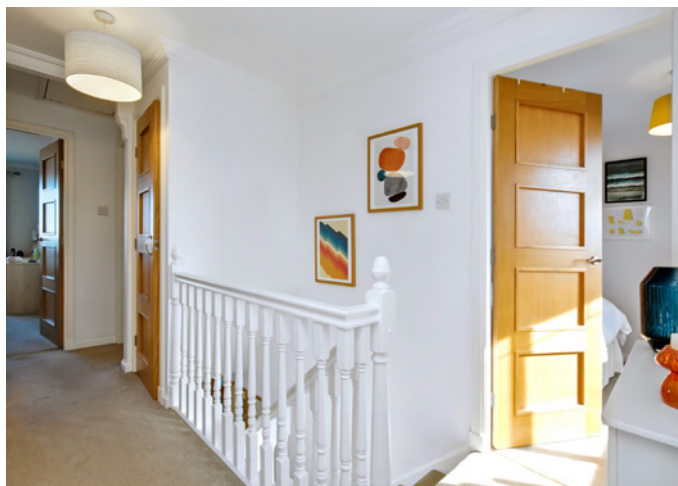
VIEWING
By appointment only
with Gilson Gray on
01620 893 481

Features

- Peaceful seaside town location
- Spacious and versatile modern detached house
- Well-presented neutral interiors
- Vestibule and hall with handy WC
- Bright and airy living room
- South-facing integrated kitchen with garden access and space for dining
- Sunroom open to the kitchen, with garden access
- Five bedrooms with storage (option for an office)
- Principal suite shower room
- Family bathroom with shower-over-bath
- Enclosed south-facing garden
- Private multi-vehicle driveway







Extras:
All fitted floor and window coverings and light fittings are included.











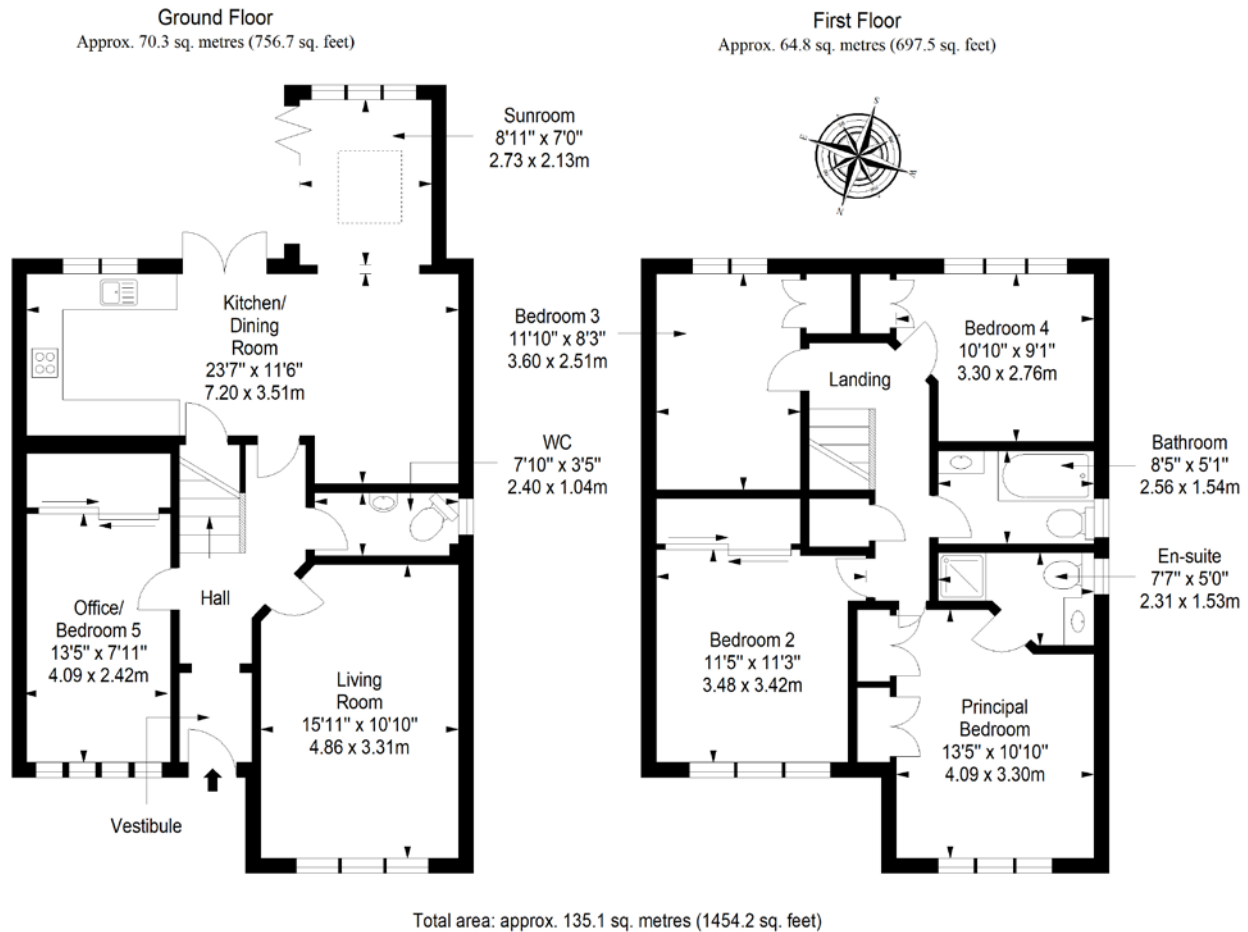




NORTH BERWICK, EAST LoTHIAN

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 hosts many independent shops, boutiques, and galleries. There is a family-run butcher, a 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 a swimming pool, fitness classes, and a gym. For golf enthusiasts, there are several 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.

FLOORPLAN



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