



3 ROBERT LOUIS WAY

North Berwick, East Lothian, EH39 5FR



1

Public Room



4

Bedrooms



2

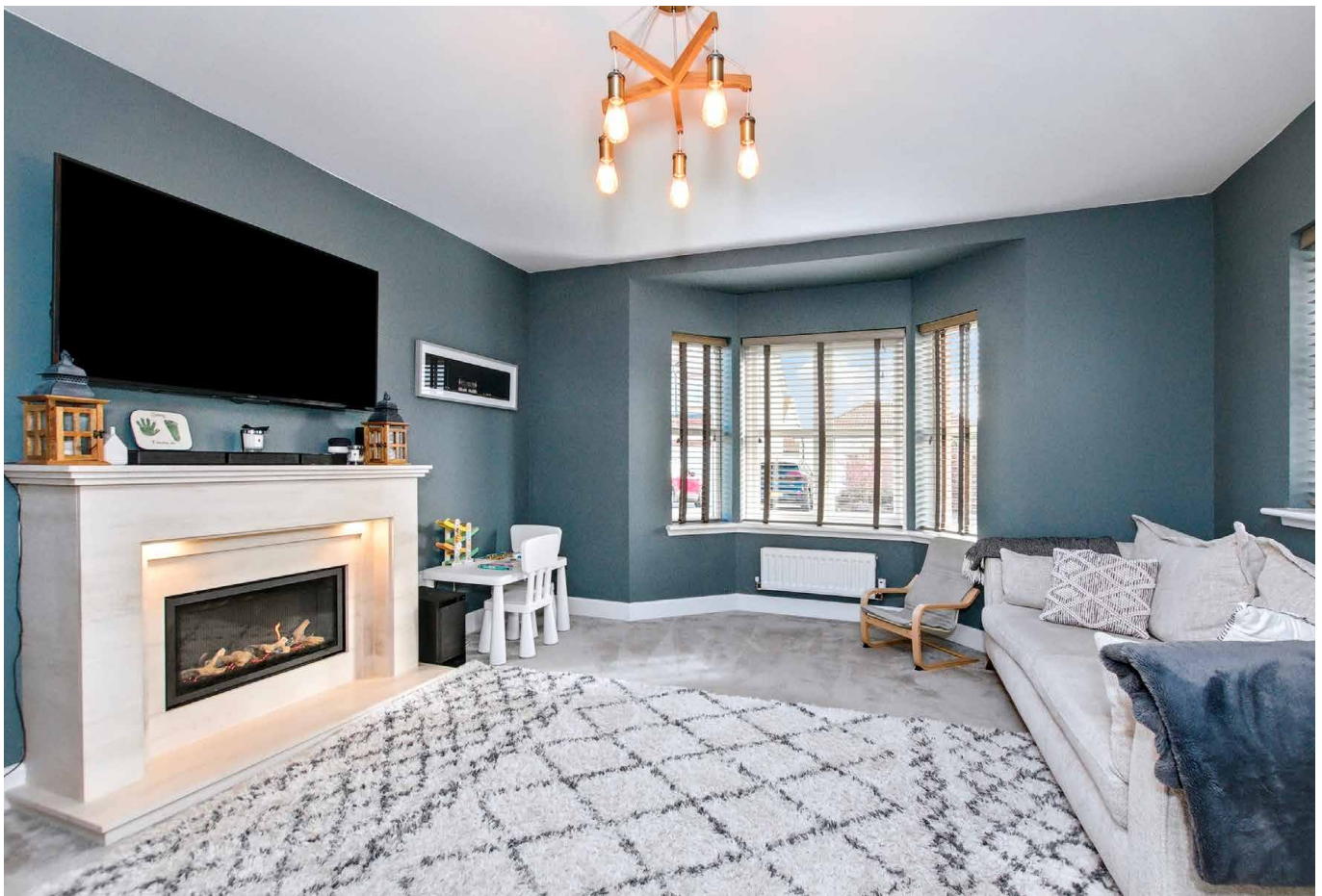
Bathroom



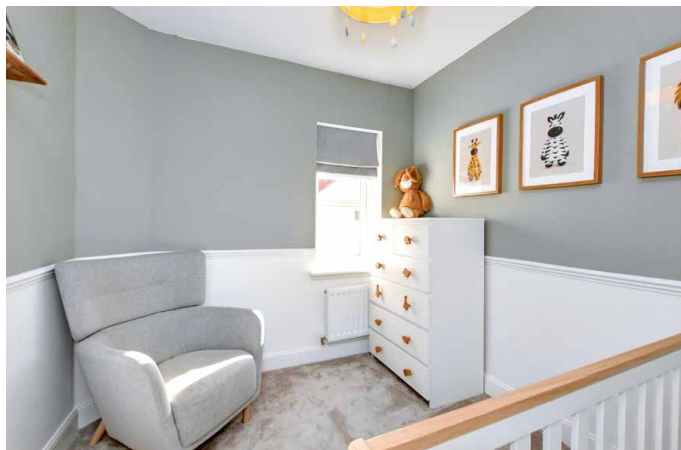
3 ROBERT LOUIS WAY

Welcome to a modern four-bedroom link-detached house that has been finished to impressive standards throughout, incorporating stylish interior design and high-end finishings. This beautiful home further boasts generous living accommodation, as well as an on-trend kitchen and three fashionable washrooms. Great storage helps keep the interiors neat and tidy, whilst an east to west-facing orientation ensures a flood of daily light. Furthermore, the home features ample private parking and a sunny rear garden that is landscaped with the entire family in mind.

Part of a family-friendly development, the property also has a highly sought-after setting in the coastal town of North Berwick, which was recently voted as the number one place to live in the UK by The Sunday Times. The home is positioned close to the surrounding countryside and is within easy walking distance of lots of idyllic green spaces. Stunning beaches are roughly five minutes away by car, along with the town's fantastic amenities, train station, and well-regarded schools. It is a truly desirable location that offers a picturesque coast and country lifestyle.







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EPC
RATING

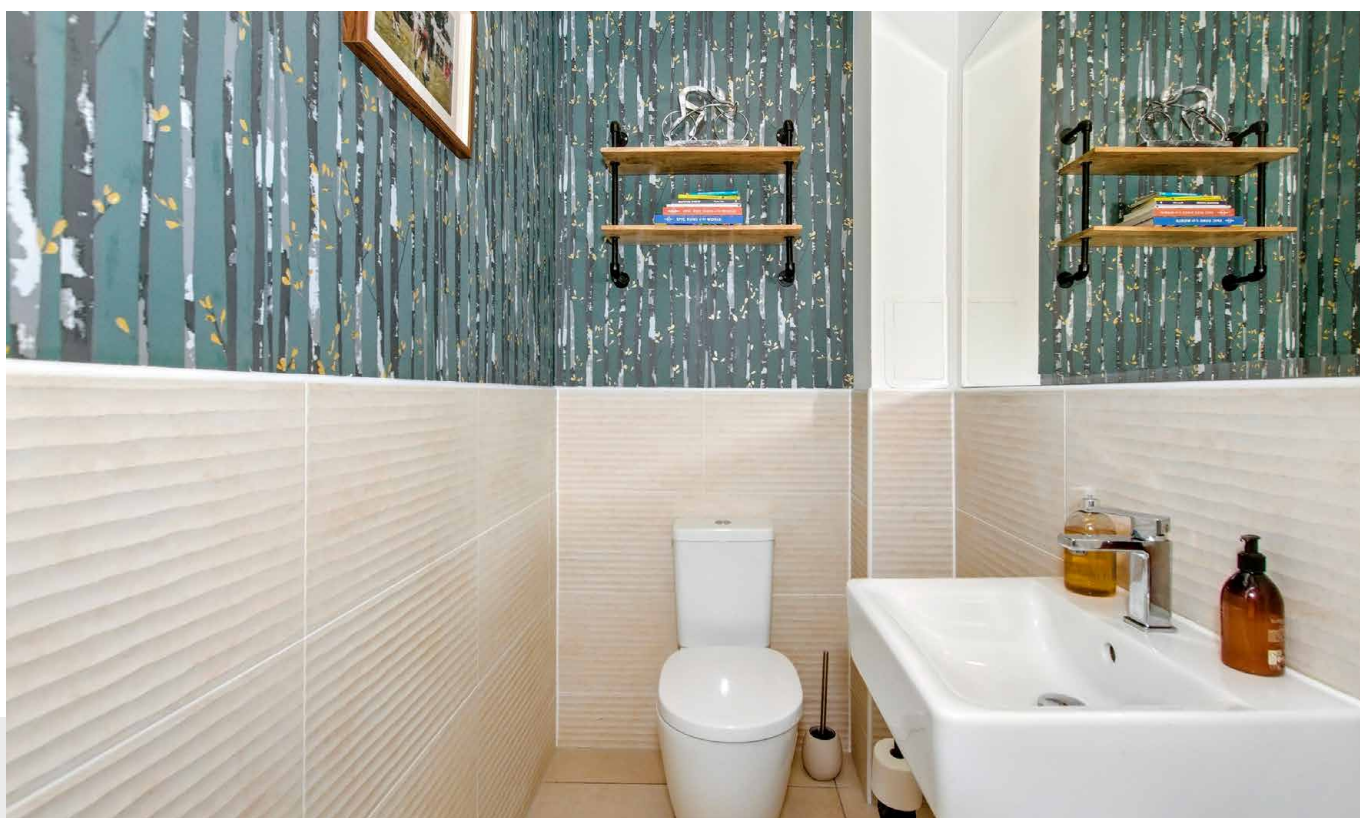
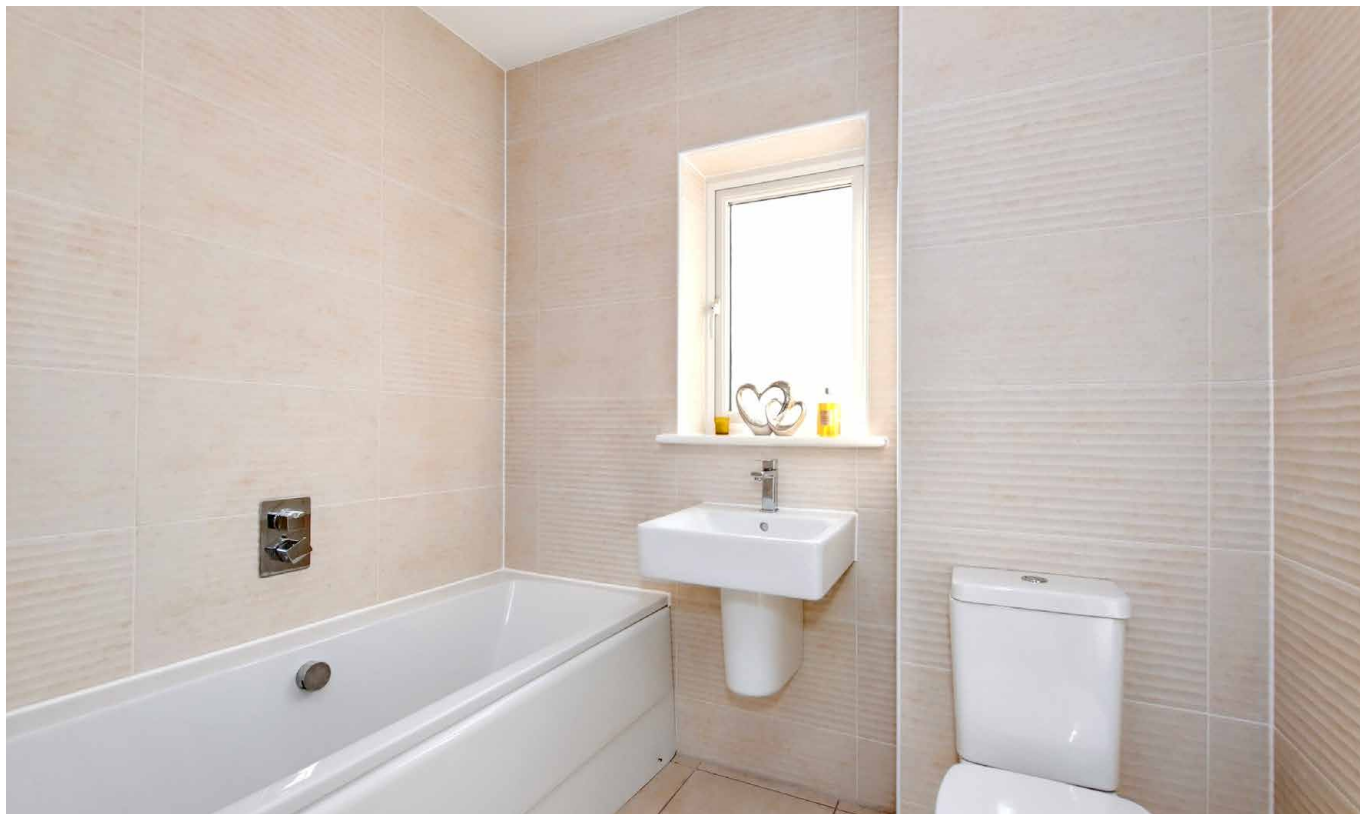
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COUNCIL
TAX BAND

VIEWING
By appointment only
with Gilson Gray on
01620 893 481

Features

- Large link-detached house with stylish interiors
- Forms part of a modern development
- Situated in highly sought-after North Berwick
- Welcoming hall with storage and a WC
- Living room with dual-aspect windows
- Shaker-inspired kitchen/dining room
- Naturally-lit landing with an airing cupboard
- Principal suite with built-in wardrobes
- Three further bedrooms (one with a wardrobe)
- 3pc en-suite shower room with rainfall shower
- 3pc family bathroom with double-ended bath
- Well-maintained front garden
- Enclosed rear garden with a neat lawn
- Private driveway and attached garage





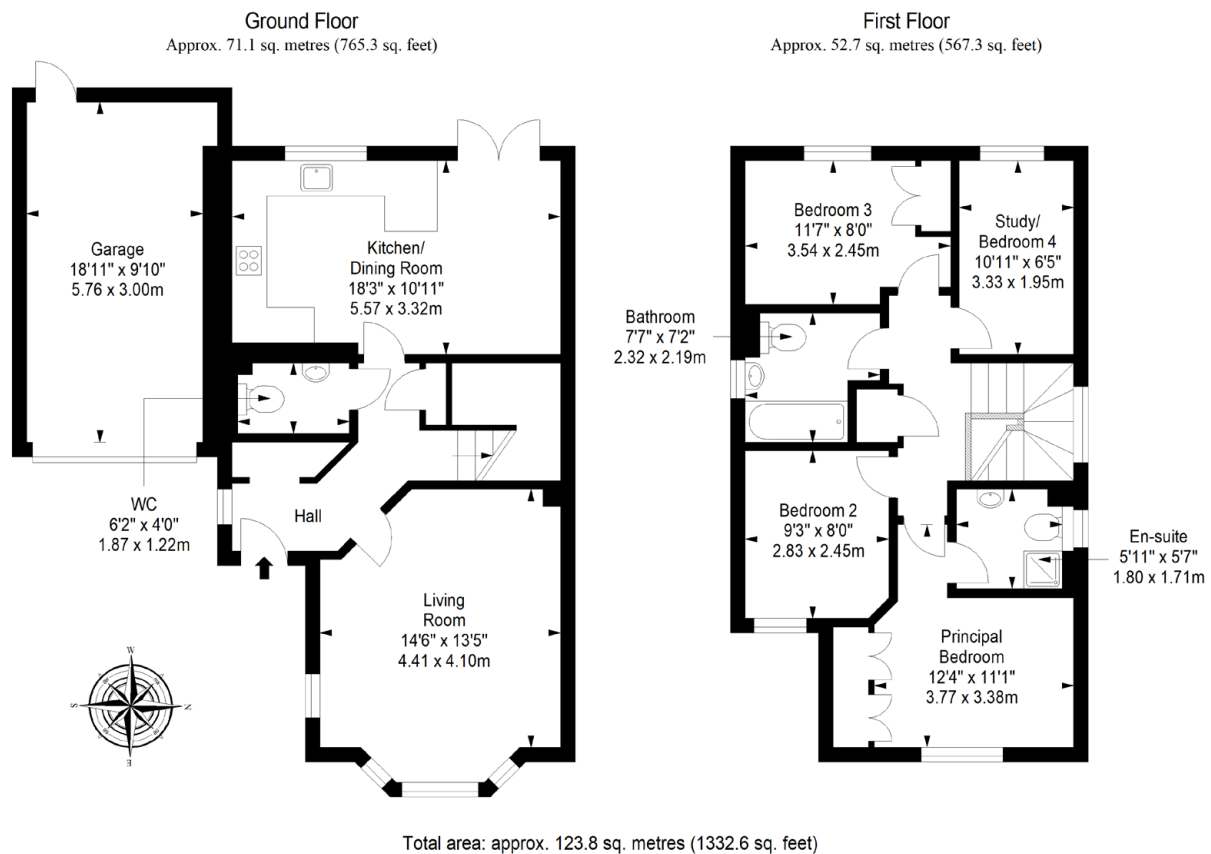
Extras: integrated kitchen appliances (gas hob, extractor hood, raised double oven, dishwasher, and washing machine) and a freestanding fridge/freezer to be included in the sale. Please note, no warranties or guarantees shall be provided in relation to any of the services, moveables, and/or appliances included in the price, as these items are to be left in a sold as seen condition.

Factor: There is a factoring agreement in place with Hacking & Paterson. The charge for this is around £30 per quarter.



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.



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