



62 GLENBURN ROAD

North Berwick, East Lothian, EH39 4DH



1

Public Room



2

Bedrooms



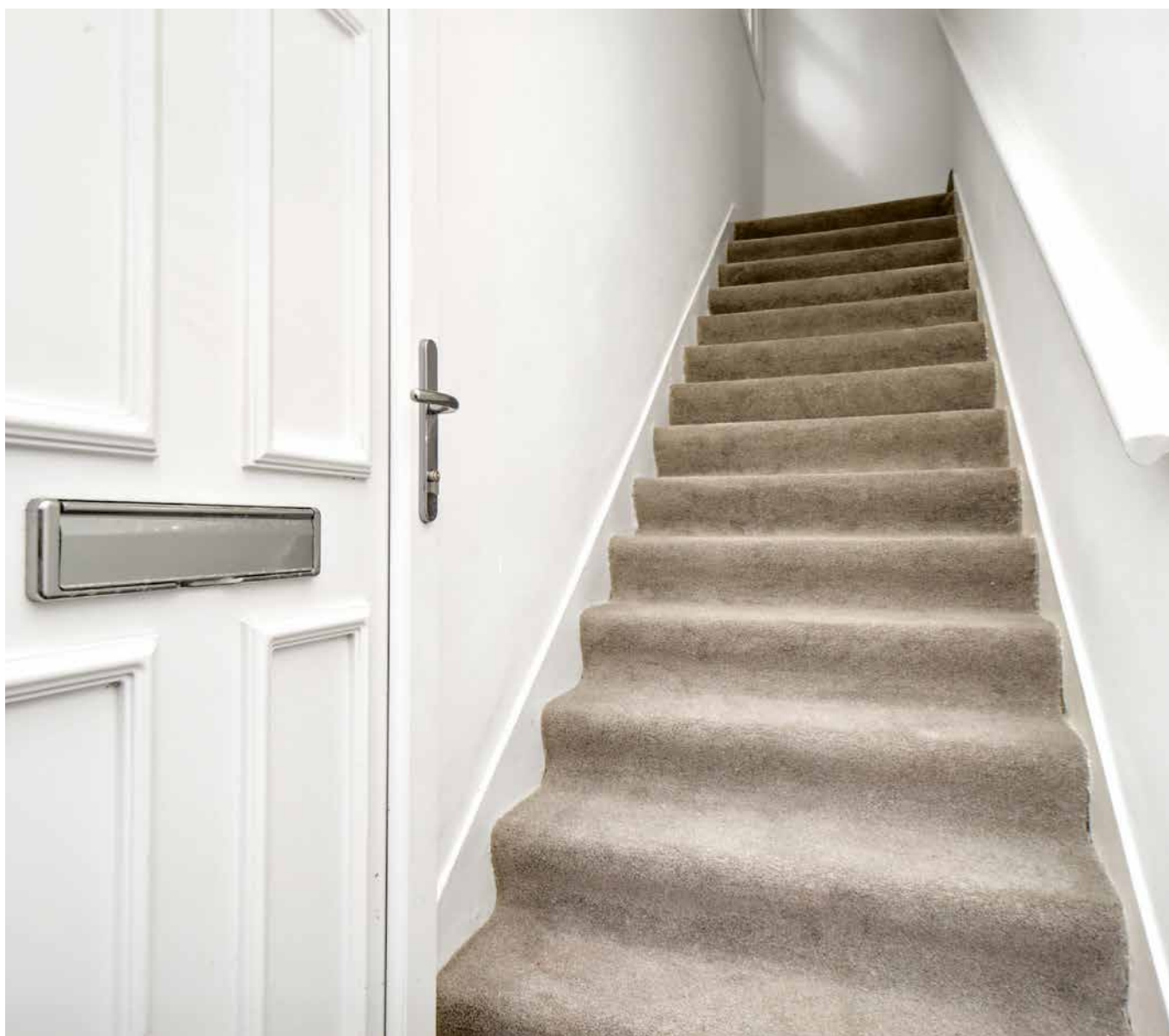
1

Bathroom



62 GLENBURN ROAD

Nestled at the foot of the iconic Berwick Law, which offers splendid views from the south-facing front of the property, this upper villa boasts a desirable seaside town address within walking distance of North Berwick's central amenities, schools, and beachfront. The villa is in turn-key condition, featuring versatile interiors with an understated contemporary finish and convenient built-in storage. Moreover, the attractive home benefits from front and rear gardens, a private driveway, and additional unrestricted on-street parking.





EPC
RATING



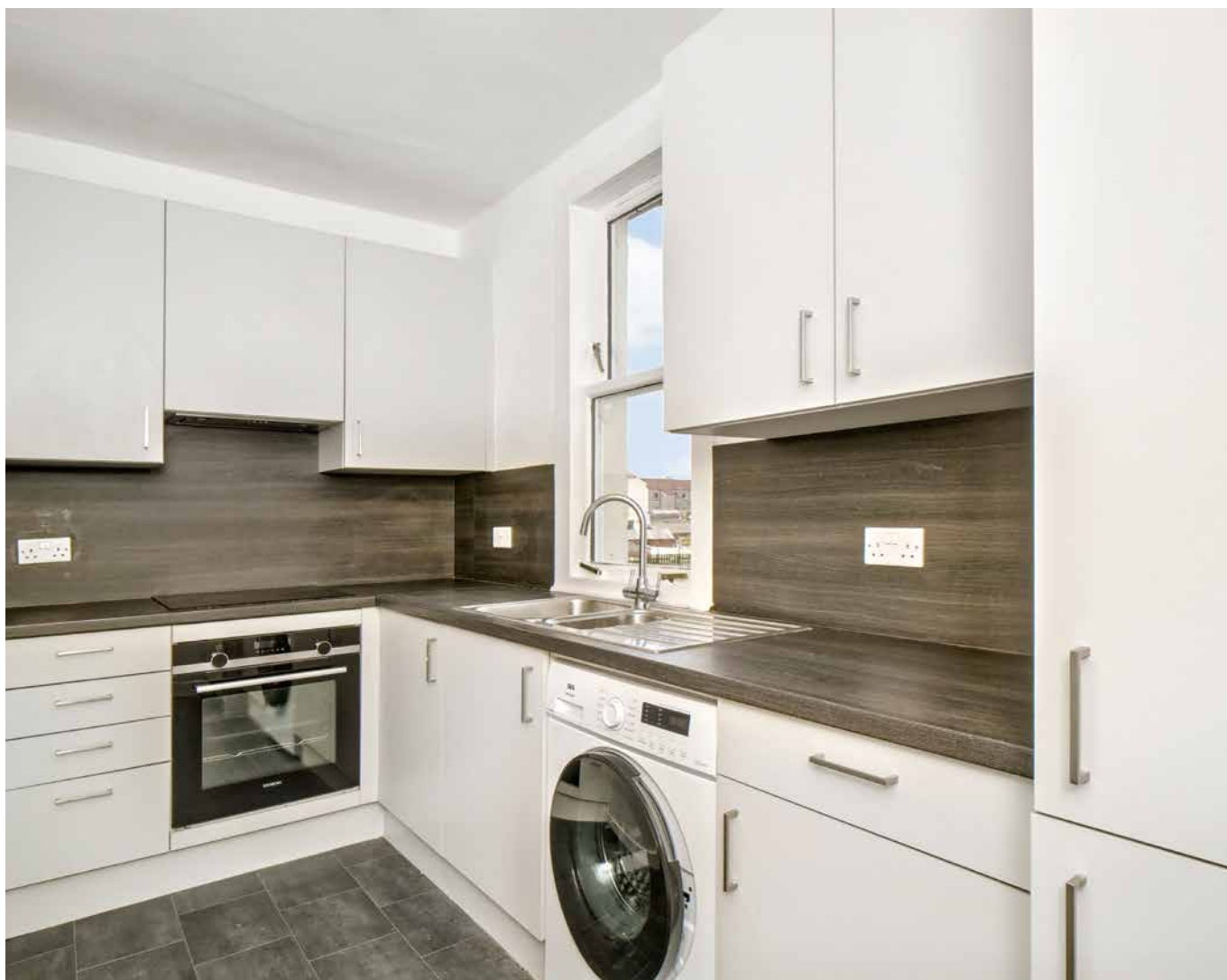
COUNCIL
TAX BAND

VIEWING

By appointment only
with Gilson Gray on
01620 893 481

Features

- Desirable seaside town location
- Stunning views of the nearby Berwick Law
- Immaculate contemporary interiors – move-in ready
- Light and airy traditional upper villa
- Ground-floor vestibule and bright first-floor hall with storage
- Bright living room with storage
- Stylish, light-filled kitchen
- Two double bedrooms with storage and scenic views
- Bathroom with shower-over-bath
- Private gardens, south-facing at the front
- Convenient private driveway

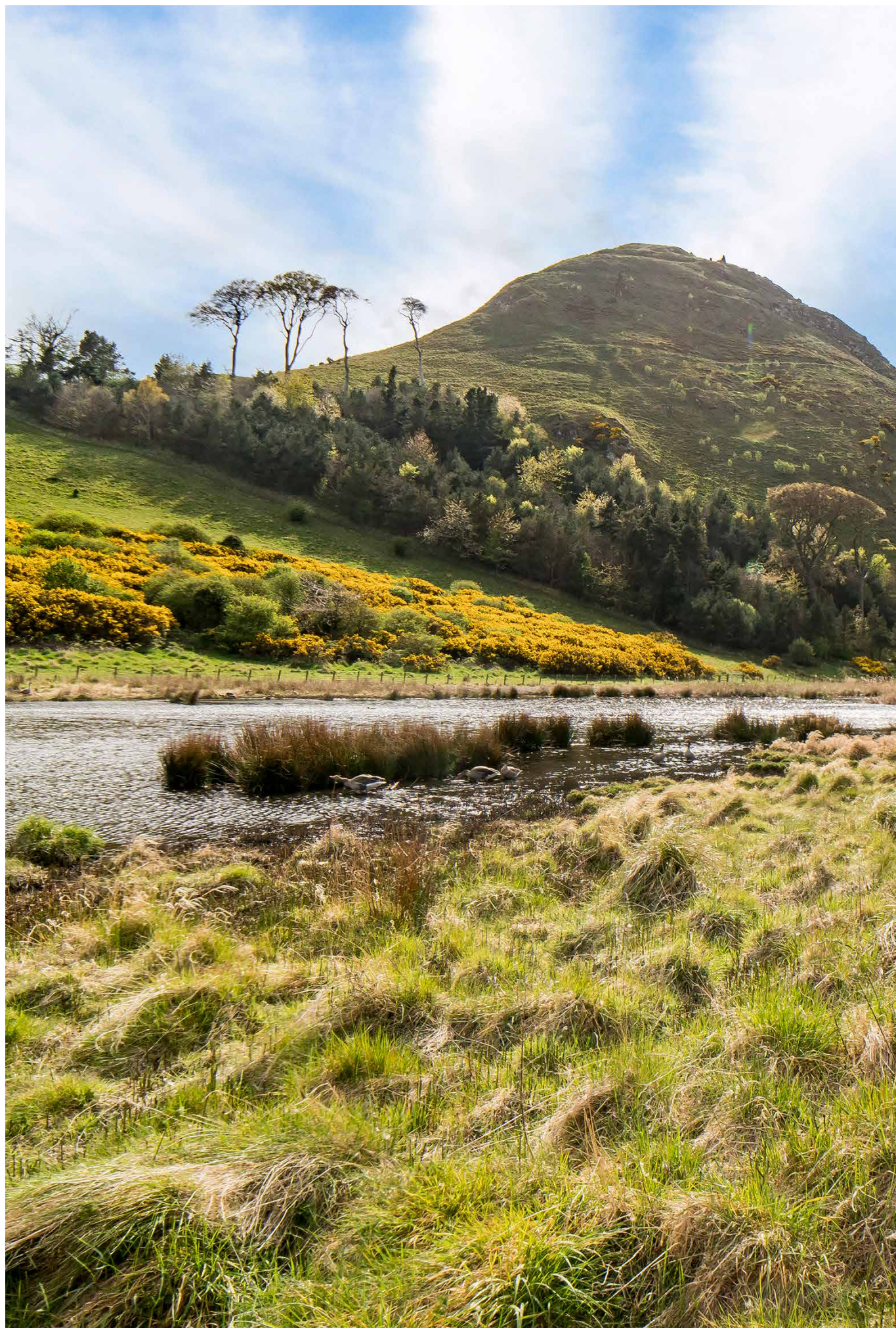






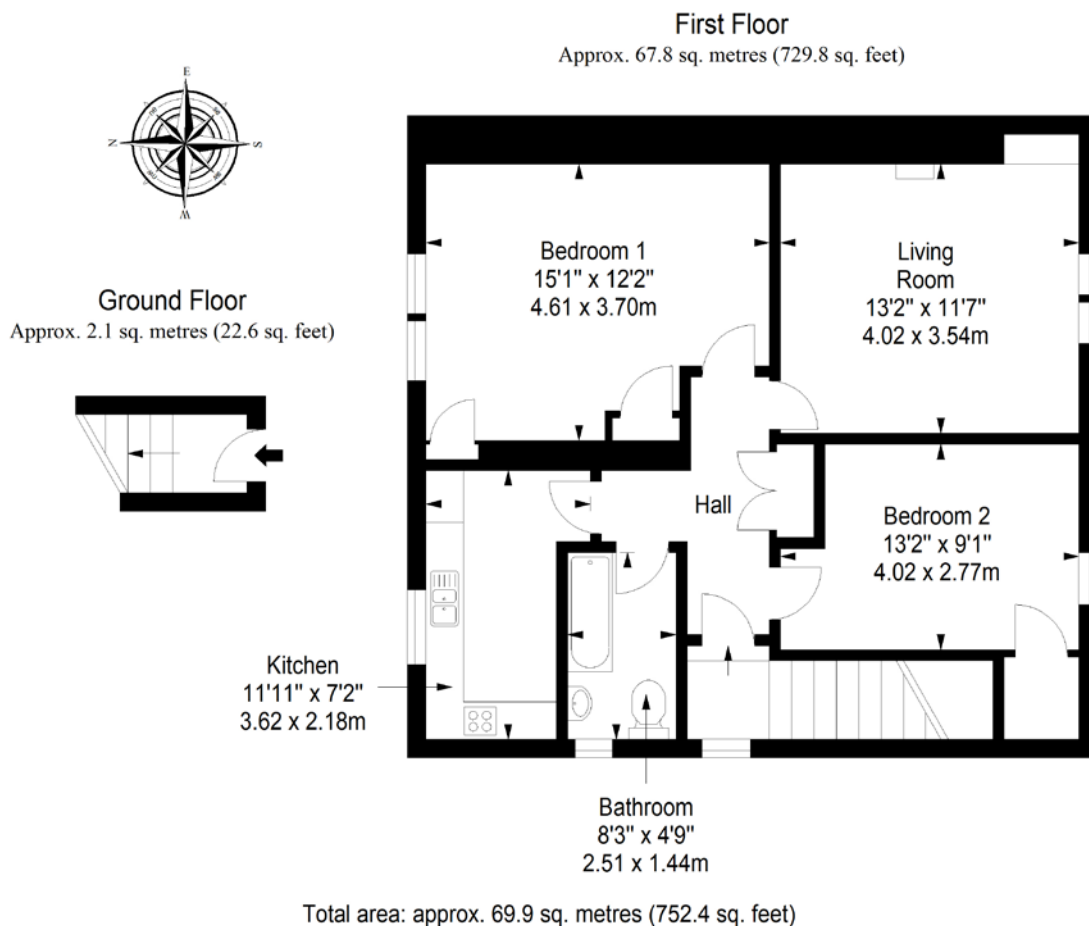


Extras: The property is sold as seen.



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 merchant, 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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