



110 LOCHBRIDGE ROAD

North Berwick, East Lothian, EH39 4DP



1

Public Room



2

Bedrooms



1

Bathroom

110 LOCHBRIDGE ROAD

This main-door lower villa is situated in an established residential area of exclusive North Berwick. With a spacious reception room, a kitchen, two bedrooms, and a bathroom, the home is ideally proportioned for first-time purchasers, couples, professionals, small families, downsizers, and rental investors alike. It also provides an exciting opportunity for renovation, giving the new owner a blank canvas to put their own stamp on.

North Berwick's excellent amenities lie within easy reach of the property, such as shops (including convenience stores, major supermarkets, and eclectic independent stores), highly regarded schools ranging from primary to secondary levels, transport links connecting easily across the county and further afield (including into Edinburgh), outstanding golf courses, and scenic outdoor spaces, including open parkland and the beach.

Extras: Integrated kitchen appliances comprising an oven, hob, and extractor fan will be included in the sale. Please note, no warranties or guarantees shall be provided for the appliances.



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RATING**B**COUNCIL
TAX BAND**VIEWING**By appointment only
with Gilson Gray on
01620 893 481

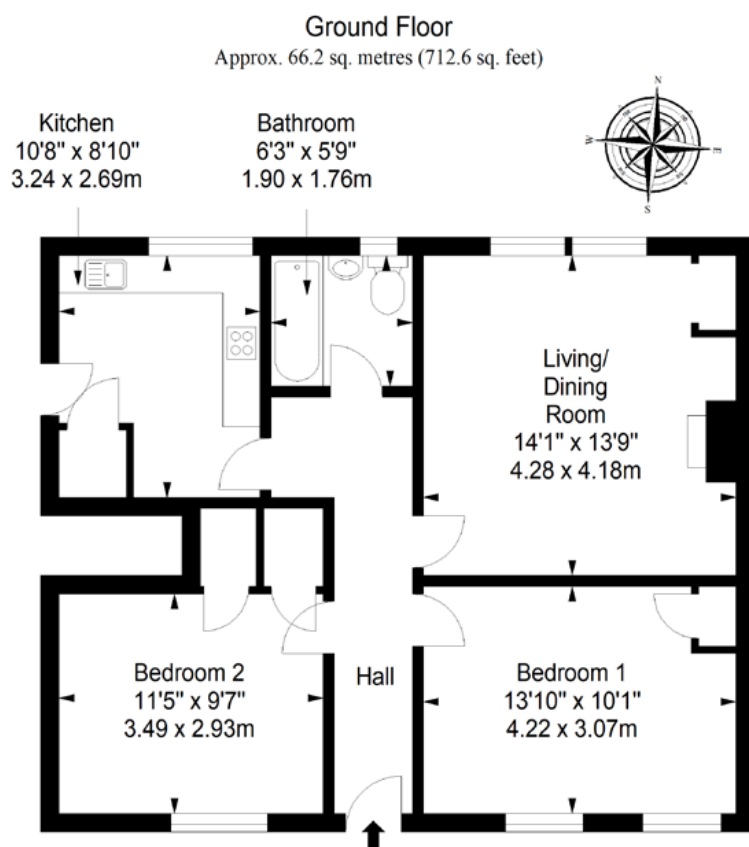
Features

- Main-door lower villa in North Berwick
- Excellent renovation opportunity
- Entrance hallway
- Spacious living/dining room
- Bright kitchen
- Two double bedrooms with built-in wardrobes
- Bright bathroom with excellent potential
- Private front and rear gardens
- Unrestricted on-street parking



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 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.



Total area: approx. 66.2 sq. metres (712.6 sq. feet)



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