

6 MAY TERRACE

North Berwick, East Lothian, EH39 4BA



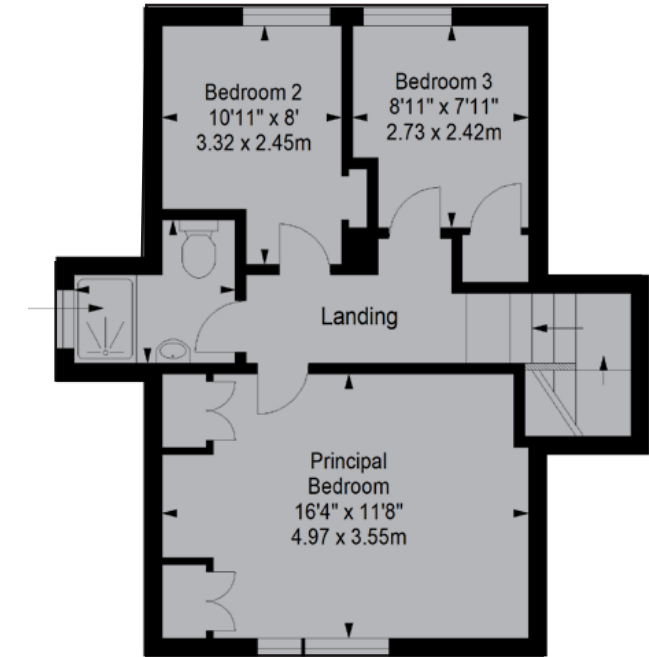
PROPERTY NAME
6 May Terrace

LOCATION
North Berwick, EH39 4BA

APPROXIMATE TOTAL AREA:
118.9 sq. metres (1279.9 sq. feet)

GROUND-FLOOR FIRST-FLOOR GARAGE

The floorplan is for illustrative purposes.
All sizes are approximate.



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A warm welcome to a wonderful family home, a bright hallway with under-stair storage
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A relaxing space for quality time as a family filled with sunny natural light through wide south-facing patio doors
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The kitchen and dining room

A sociable hub for cooking and dining as well as a full wall of bi-folding doors opening onto a patio
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Comfortable and multipurpose sleeping areas including a ground-floor bedroom/playroom/home office, highlighting the home's versatility
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The bathrooms

A bathroom on the ground floor and a shower room on the first floor
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Gardens & parking

Attractive outdoor spaces and off-street parking. The home is flanked by well-maintained front and rear gardens
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Area

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

Beautifully presented detached house in exclusive North Berwick

Offering a large living room, an open-plan kitchen and dining room, four bedrooms, a shower room, and a bathroom, in addition to front and rear gardens, a detached single garage, and a private driveway.



A STYLISH COASTAL HOME



Boasting an exclusive North Berwick location and quietly tucked in a cul-de-sac, this detached house represents an ideal family home with spacious living areas, four flexible bedrooms, a shower room, and a bathroom, in addition to lovely gardens and excellent private parking. The house has undergone some remodelling and upgrading in the last two years, culminating in a stylish coastal home that is sure to appeal to a wealth of buyers. The home is ideally positioned for easy access to the amenities that North Berwick has to offer, such as an eclectic array of shops, restaurants, cafés, and pubs, excellent schools at primary and secondary levels (with independent options available in Haddington, Dunbar, Musselburgh, and Edinburgh), transport links (the train station is a few minutes’ walk away), and beautiful open spaces, including parks and scenic beaches.

GENERAL FEATURES

Detached house in exclusive North Berwick
Quiet cul-de-sac setting
Stylish, recently upgraded interiors
EPC Rating - D | Council Tax band - E

ACCOMMODATION FEATURES

Welcoming entrance hall with under-stair storage
Large south-facing living room with log-burning stove
Contemporary open-plan kitchen and dining room with bi-folding doors onto garden
Principal bedroom with twin built-in wardrobes
Two further first-floor bedrooms
Ground-floor bedroom/playroom/home office
Three-piece family bathroom
Attractive, modern shower room with rainfall shower

EXTERIOR FEATURES

Colourfully planted front garden
South-facing rear garden
Detached single garage and private driveway

A WARM WELCOME

to a wonderful family home

Welcoming you into the home and immediately setting the tone for the stylish interiors to follow is a bright hallway with under-stair storage, decorated in crisp-white and fitted with attractive engineered oak flooring.



A RELAXING SPACE

for quality time
as a family

The living room occupies a generous footprint, therefore offering excellent flexibility for arrangements of lounge furniture, and is filled with sunny natural light through wide south-facing patio doors which also open onto the rear garden. The room continues the attractive presentation of the hall with the same décor and flooring, whilst a homely log-burning stove, nestled under a wood mantel, creates a warming focal point.



The kitchen is sure to be the heart of this wonderful family home, with a large dining area and a breakfasting island creating the perfect space for morning coffee and socialising while cooking.



OPEN-PLAN KITCHEN

and dining room



A full complement of neatly integrated appliances



The kitchen is beautifully appointed with a wide range of contemporary cabinets (including a larger cabinet), spacious quartz worktops, and a full complement of neatly integrated appliances.



THE DINING AREA

with bi-folding doors

The dining area enjoys a large south-facing picture window with garden views, as well as a full wall of bi-folding doors opening onto a patio – ideal for alfresco dining and summer entertaining!



THE BEDROOMS

Comfortable & multipurpose sleeping areas





One of the property's four bedrooms is on the ground floor and is currently being utilised as a children's playroom, highlighting the home's versatility, with potential to be utilised as an additional reception area, a teenager's den, or a home office if a quiet area is required for working or studying at home. The remaining three bedrooms are on the first floor, approached via a staircase and landing.





"...principal bedroom with twin built-in wardrobes"

The first-floor bedrooms are all tastefully decorated and carpeted for optimum comfort underfoot, and the principal boasts twin built-in wardrobes. Bedroom two features an alcove with fitted bookshelves and eaves storage, whilst bedroom three is accompanied by a built-in cupboard and eaves storage.

The property also has an attic room with a Velux which has been floored and plastered by the current owner, as well as having a new ladder fitted, making it a useable space with potential for future development if desired and subject to the correct permissions.





TWO WELL-APPOINTED WASHROOMS



The property has two washrooms – a bathroom on the ground floor and a shower room on the first floor. The bathroom comprises a bath with a traditional shower tap attachment, a WC-suite set into vanity storage, and a tall towel radiator. The modern first-floor shower room features a walk-in enclosure with a rainfall showerhead and handset, a vanity unit with a basin inset, and a WC.



Extras: Integrated kitchen appliances comprising a combination microwave oven, a second oven, an induction hob with an in-built extractor fan, a full-size fridge, a full-size freezer, a dishwasher, a washing machine, and a dryer will be included in the sale. Please note, no warranties or guarantees shall be provided for the appliances.

STEP OUTSIDE





GARDENS & PARKING

Attractive outdoor spaces
and off-street parking



Externally, the home is flanked by well-maintained front and rear gardens. The former includes a lawn and a colourfully planted border, whilst the latter is enviably south-facing and features a lawn with a raised border and fruit trees, hot and cold taps, sockets, lighting, and a patio for outdoor furniture. Excellent private parking is provided by a detached single garage and a driveway.

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.





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