



4 MILROY AVENUE

North Berwick, East Lothian, EH39 5LU



1

Public Room



3

Bedrooms



2

Bathroom

4 MILROY AVENUE

Part of a highly sought-after development, this modern three-bedroom semi-detached house offers a picturesque lifestyle in exclusive North Berwick. It enjoys close proximity to the countryside and spectacular coastline, and remains within easy reach of the town's amenities, schools, and transport links. The home itself is beautifully presented throughout, providing new buyers with a blank canvas and premium fixtures. It includes a stylish, high-spec kitchen/dining room, as well as a family bathroom, en-suite, and WC. Meeting all the demands of family life, it also features ample private parking and a southeast-facing rear garden.

Inside, you are greeted by a naturally-lit hall that leads left into the living room. This reception area sets the standards of the accommodation, benefitting from crisp white décor and a wood-textured floor – a desirable aesthetic that is easy to style. It has spacious proportions and a light-filled ambience, and is framed by a handsome electric fireplace with a living flame. Enjoying a generous footprint that extends out into the garden via French doors, the neighbouring kitchen/dining room is the place to socialise with family and friends. It has a sophisticated Shaker-inspired design and a suave colour palette that complements the neutral styling. Base and wall cabinets provide plentiful storage, alongside wood-toned worktops with matching splashback panels. Seamlessly integrated appliances complete the look, whilst a large built-in cupboard provides further storage. In addition, a utility room supplements the kitchen, offering an adjacent WC for added convenience.

The three double bedrooms are on the first floor, off a landing which has an airing cupboard and access (via a drop-down ladder) to a large floored attic – perfect for additional storage. All the bedrooms maintain the neutral palette, enjoying soft carpets for comfort and built-in wardrobes for generous clothes storage. The principal bedroom also has the luxury of a contemporary en-suite shower room. Finishing the home is a high-quality family bathroom, equipped with premium tile work and a white three-piece suite, as well as a towel radiator and an overhead shower.

Outside, the property has a neat front garden and a double driveway leading to an integrated garage. Furthermore, there is a fully-enclosed rear garden which is carefully landscaped with a sizeable lawn, a patio, and a decked area for alfresco dining. It is fringed by mature plants and enjoys a suntrap, southeast-facing aspect.



B

EPC
RATING

E

COUNCIL
TAX BAND

VIEWING

By appointment only
with Gilson Gray on
01620 893 481

Features

- Modern semi-detached house with neutral décor
- Part of a highly sought-after development
- In the exclusive coastal town of North Berwick
- Naturally-lit entrance hall
- Spacious living room with handsome fireplace
- Shaker-inspired kitchen/dining room
- Separate utility room with adjacent WC
- Landing with an airing cupboard
- Three double bedrooms with built-in wardrobes
- Contemporary en-suite shower room
- High-quality family bathroom
- Versatile floored attic
- Well-maintained front garden
- Enclosed, southeast-facing rear garden
- Double driveway and integrated garage
- Fully alarmed and secure







Extras: All blinds and shutters, mirrors in the main bathroom and downstairs bathroom, and integrated appliances (oven, gas hob, extractor hood, fridge/freezer, and dishwasher) are 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.

Please note that all coving was done downstairs and in the master bedroom.











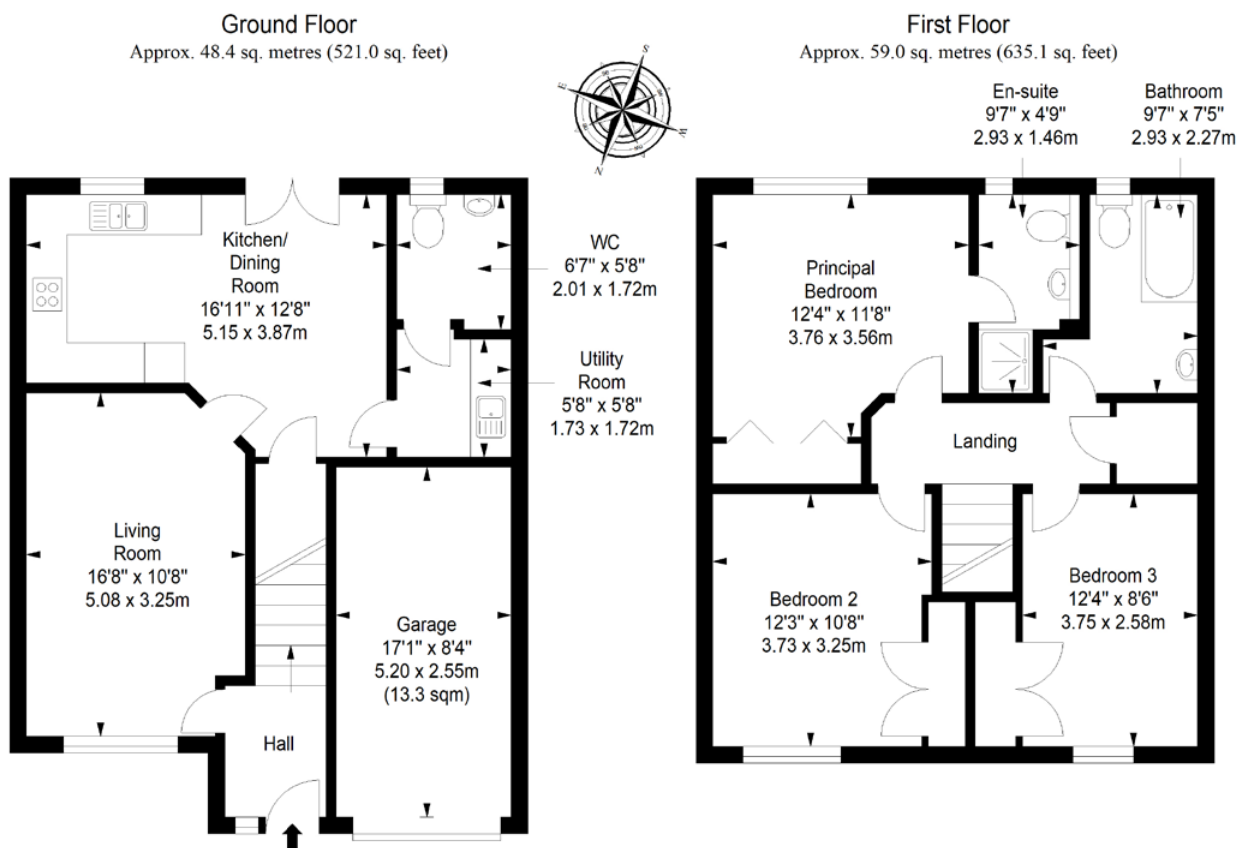




NORTH BERWICK, EAST LoTHIAN

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.

FLOORPLAN



Total area: approx. 107.4 sq. metres (1156.1 sq. feet)



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These particulars were prepared on the basis of our own knowledge of the local area and, in respect of the property itself, information supplied to us by our clients; all reasonable steps were taken at the time of preparing these particulars to ensure that all details contained in them were accurate. All statements contained in the particulars are for information only and all parties should not rely upon them as statements or representations of fact. In particular, (a) descriptions, measurements and dimensions, which may be quoted in these particulars are approximate only and (b) all references to conditions, planning permission, services, usage, constructions, fixtures and fittings and movable items contained in the property are for guidance only. Our clients may instruct us to set a closing date for offers at short notice and therefore if you wish to pursue interest in this property, you should immediately instruct your solicitor to note interest with us. Our clients reserve the right to conclude a bargain for the sale of the above subjects or any part thereof ahead of a notified closing date and will not be obliged to accept either the highest or indeed any offer for the above subjects or any part thereof. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order.