

A three-story terraced house with a tiled roof and a front garden. The house is light-colored with white window frames and doors. The front garden is green and well-maintained. The sky is blue with some clouds.

3 Horse Crook
North Berwick
East Lothian
EH39 5NQ







Attractive and spacious upper villa flat located in a popular residential area of North Berwick. North Berwick lies on the East Lothian coast within easy commuting distance of Edinburgh and is one of the most sought-after towns in the County. It has a busy high street, with a wide range of local shops and restaurants with Tesco and Aldi supermarkets on the outskirts.



Excellent local Primary schooling and the well-regarded High School are both within easy walking distance of the house. Private schooling at all levels is available at Loretto in Musselburgh, Belhaven Hill in Dunbar and in Edinburgh. North Berwick has two excellent golf courses, a yacht club, rugby club, tennis courts, a swimming pool and sports centre, and a luxury spa club is situated at the Marine Hotel. East Lothian has many fine walks by the sea and inland. Edinburgh can be reached in approximately 35-40 minutes by car, by train in half an hour and there are regular bus services.

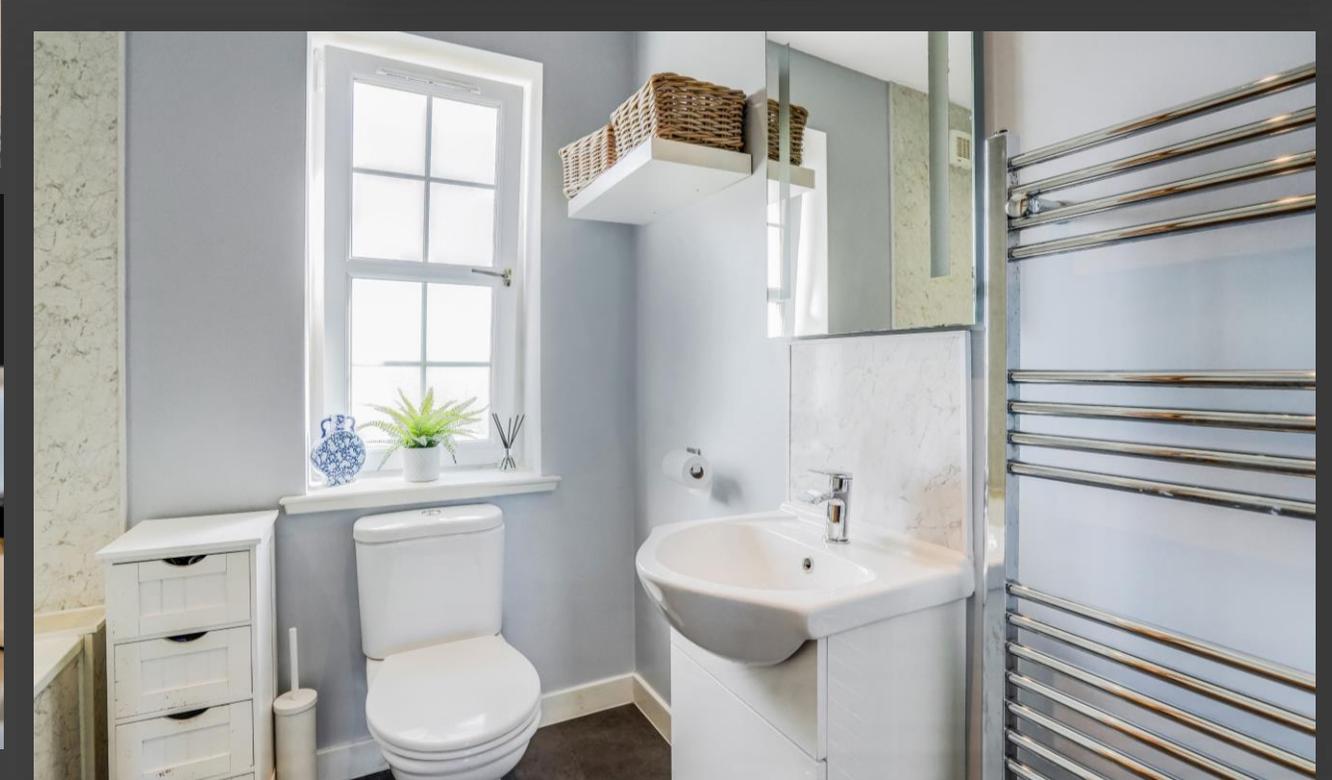
Internally the property is in excellent decorative order throughout and benefits from gas central heating with a combination boiler and double glazing. A large shared attic provides excellent additional storage space.

PROPERTY DETAILS

- Shared entrance with staircase leading to property. Attic access hatch.
- Bright and spacious Lounge with window to front with open views to Berwick Law. Space for dining table and chairs.
- Fitted Kitchen with matching wall and base units. Integrated electric hob, oven and chimney style hood. Integrated fridge/freezer and dishwasher. Ample worksurfaces with stainless steel sink with drainer and tiled splash back. Plumbed for washing machine. Window to rear.
- Large Double bedroom with window to front with open views to Berwick Law. Built-in mirrored wardrobes providing ample hanging space and shelving.
- Second Double Bedroom with window to rear. Built in mirrored wardrobes with hanging space and shelving.
- Bathroom with white three-piece suite comprising bath with shower above, wash hand basin with vanity unit below and WC. Mirror with integrated light. Window to rear.



Viewing: By appointment on 0131 524 3800





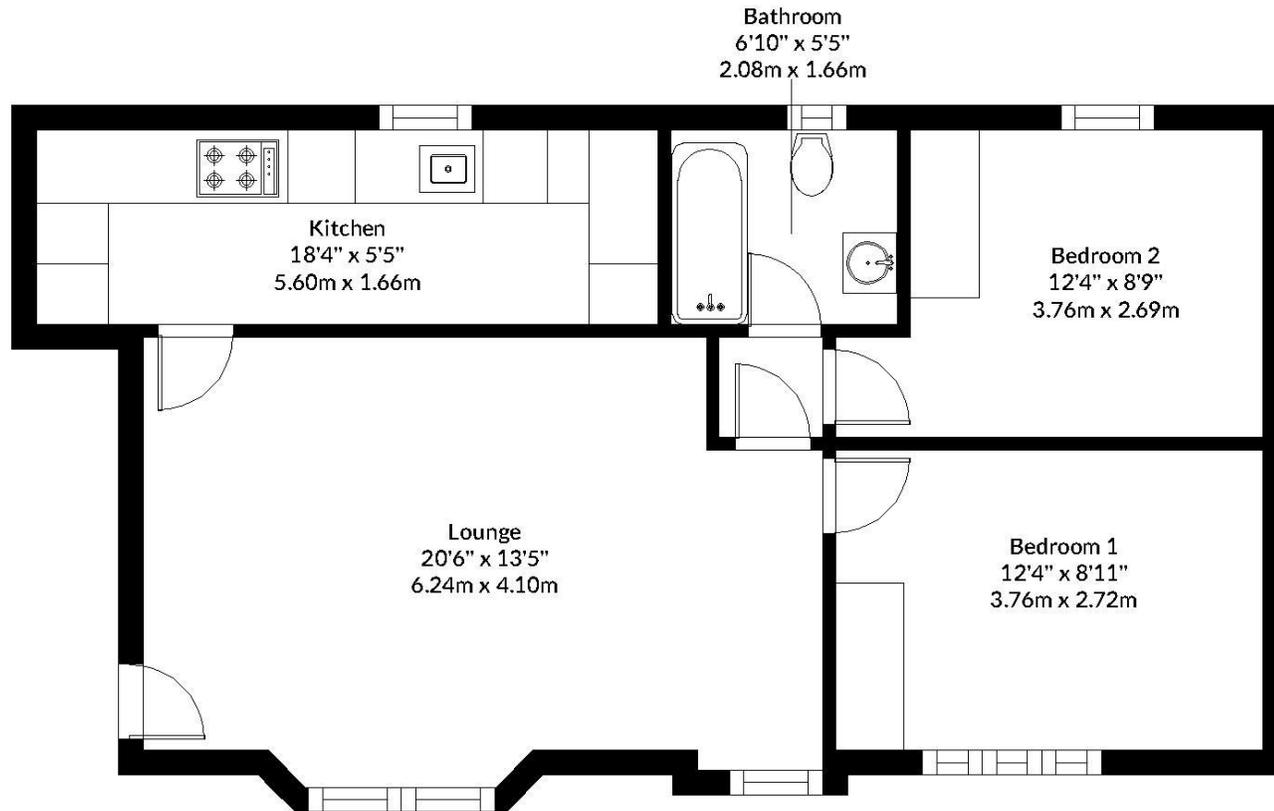


EXTERNAL

The property is set in well-maintained garden grounds and benefits from a private area of garden and large communal lawns bordered by an attractive array of established plants and shrubs.

Two good sized secure external stores. Private parking with space for two cars.

- Energy Efficiency Rating - C
- Council Tax Band - C



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This plan is for layout guidance only and is not drawn to scale. whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)
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