





Welcome to St Baldred's Crescent, this rarely available, generously proportioned extended three bedroom detached bungalow looks over the lodge grounds. The property offers bright and spacious family accommodation with open plan living, kitchen and dining along with a conservatory. The property further benefits from a sunny enclosed rear garden laid to lawn with a patio area, fabulous, decked area with lighting and a built in bbq, an ideal outdoor entertaining space, the garden shed is included. The property is conveniently located in the sought-after coastal town of North Berwick with the beach, train station, and town centre amenities are all a short walk from the property. Presented to the property in immaculate order throughout, we would recommend an early viewing.

- Entrance vestibule.
- Welcoming reception hallway.
- Large open plan living/kitchen and dining area with a rotating wood burning stove.
- Stylish kitchen equipped with a range of wall and base units along with integrated appliances,
- centre island, doors access the rear garden.
- Large utility/laundry room with a good range of wall and base units, door accesses the rear garden.
- Sunny conservatory with direct access to the garden.

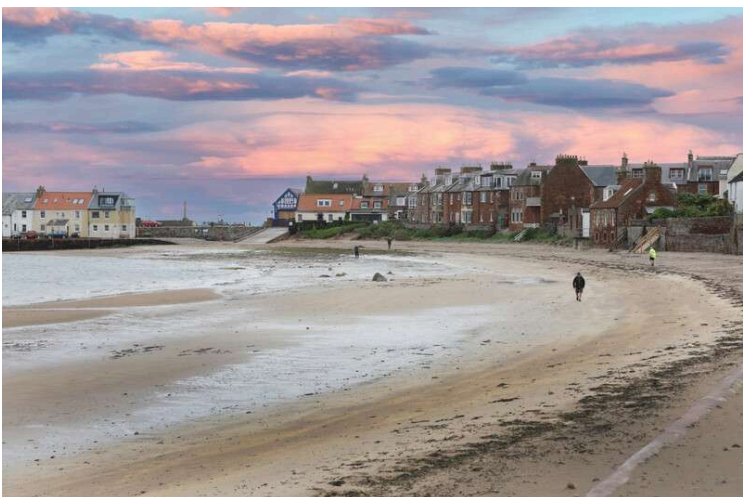






- Double bedroom front facing.
- Further two double bedrooms.
- Bathroom presented as a shower room comprising WC, wash hand basin and shower cubicle, underfloor heating.
- Bathroom comprising WC, wash hand basin, bath with shower over, underfloor heating.
- Gas central heating - boiler housed in the utility room.
- Double glazing throughout.
- Enclosed rear garden.
- Parking and garden to the front.





Location

Sitting on the East coast, North Berwick is a stunning and extremely popular harbour town approximately 25 miles east of Edinburgh. From its picturesque 12th century harbour with quirky eateries to the East and West Bays, both with beautiful sandy beaches and stunning views to the islands; Bass Rock, Craigeleith, Lamb, Fidra and beyond to the Fife coast. This town offers a great lifestyle choice for all ages with a wide range of recreational activities including the award winning Seabird Centre, the Yacht Club, boat trips to the Bass Rock and its famous gannet colony, tennis courts, Community Centre and a sports centre with swimming pool, to name but a few. For the golf enthusiast the property is close to both the North Berwick West Links and the Glen, with many others in the surrounding area including Gullane, Archerfield, Craigielaw and The Open Championship Course at Muirfield. There is a fantastic range of independent shops, cafes and restaurants in the town, many of which are dog friendly, and excellent schooling from nursery to secondary levels. Convenient for the commuter, North Berwick has regular rail links, bus services to Edinburgh, the A1 provides easy access by car to the city (40 minutes), the by-pass, the M8 and M9 motorway networks and the airport. The popular and sought-after town of North Berwick lies on the East Lothian coast with two wide beaches, a charming harbour and two fine links golf courses. There is an excellent rail service to Edinburgh. The bustling High Street has an abundance of amenities, a sports centre with swimming pool, and a good range of bars, cafes and restaurants. The area is well-served by supermarkets. The Scottish Seabird Centre is a popular attraction and there are many fine coastal walks. The town has both a highly regarded secondary school and primary education schools.

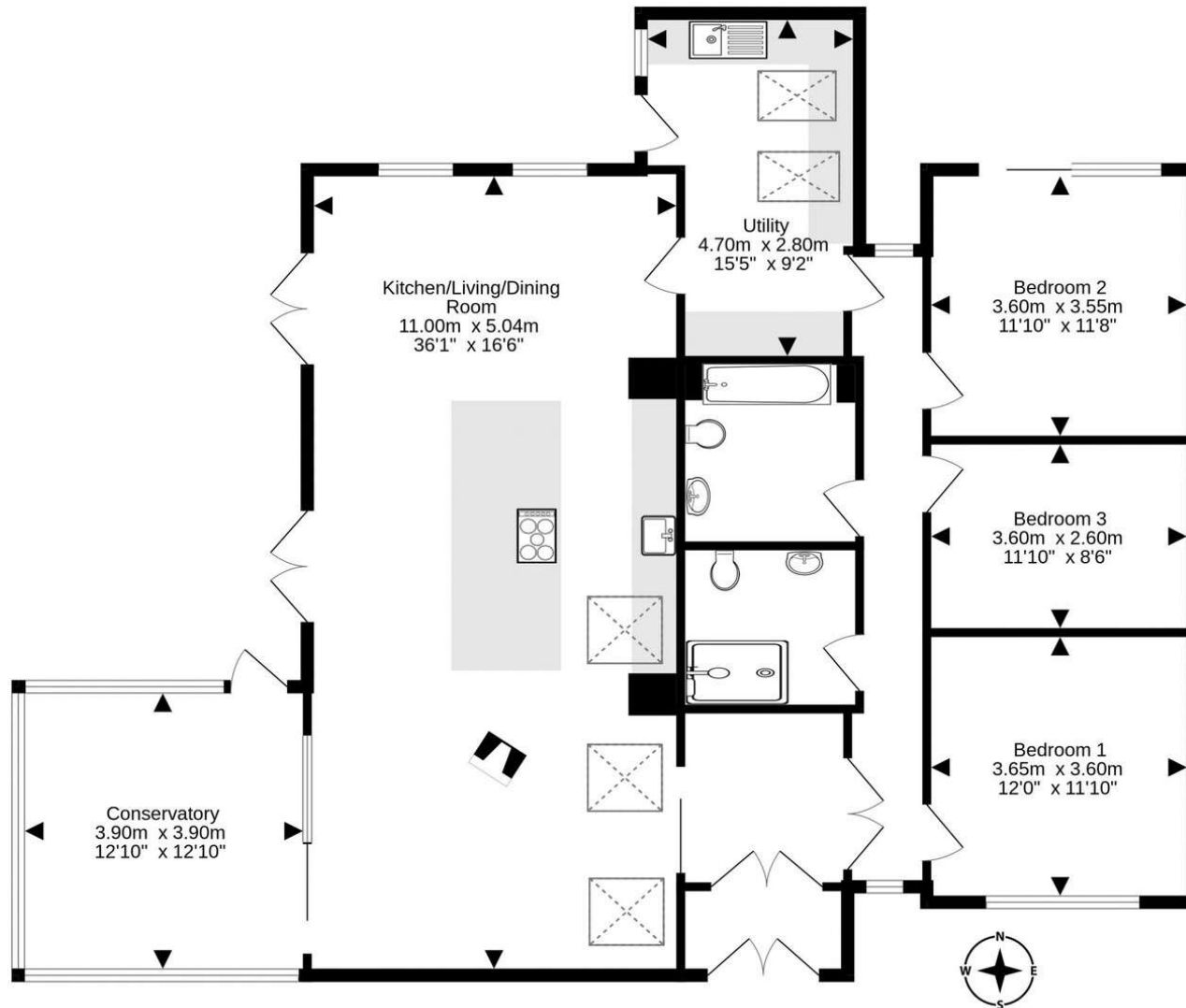
Extras

All Integrated appliances with exception of the wine chiller and American-style fridge/freezer. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller.

Price & Viewing

For price and viewing information or further details on this property please contact agent

EPC Band - C



For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.
Made with Metropix ©2024

Penicuik Office: 20 High Street | Penicuik | EH26 8HW T: 0131 240 3818 F: 01968 676546
 Bruntisfield Office: 103-105 Bruntisfield Place | Edinburgh | EH10 4EQ T: 0131 228 1926 F: 0131 228 9193

E: property@mcdougallmcqueen.co.uk
www.mcdougallmcqueen.co.uk

Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.

