

ATIVA
PROPERTY

New Listing

43, OLD ABBEY ROAD, NORTH BERWICK

A MUCH-LOVED HOME

1920'S CHARM RETAINED THROUGHOUT



4 

2 

2 

APPROX 143 SQM



SPACE TO ENTERTAIN

CONTEMPORARY BREAKFASTING KITCHEN



WHILE AWAY THE HOURS

PICTURESQUE MATURE GARDEN



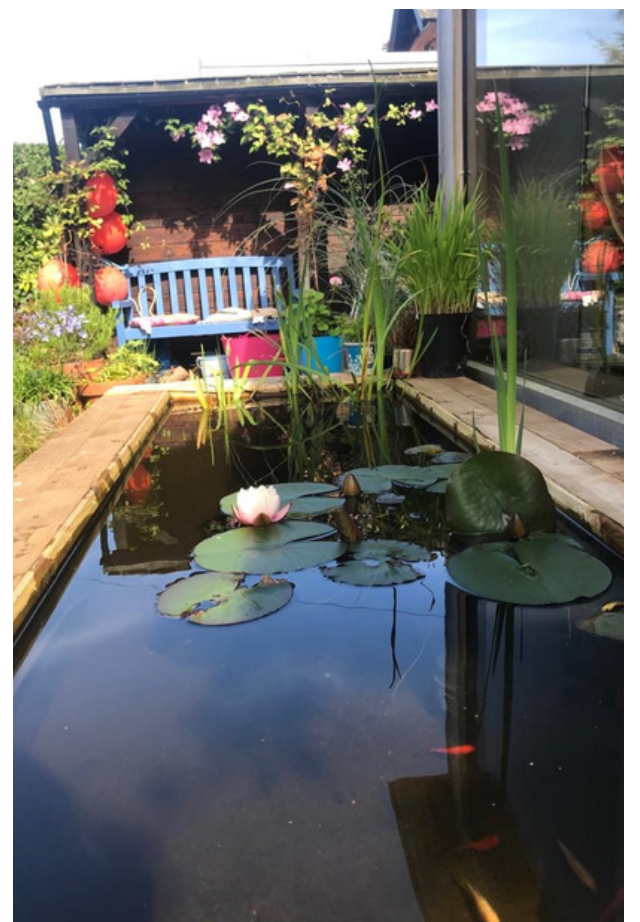
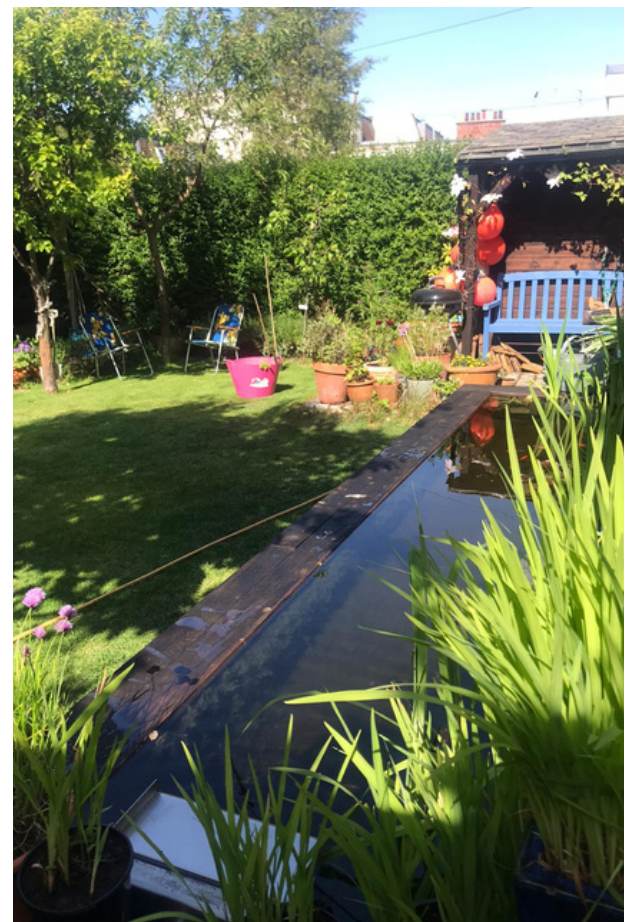
CHARACTERFUL FEATURES

CHARMING & ORIGINAL



OUTDOOR LIVING

PRIVATE, ENCLOSED GARDEN



Images taken during summer months



ABOUT NORTH BERWICK

EAST LoTHIAN'S SEASIDE TOWN



Old Abbey Road is a quiet, leafy street just minute's walk from the High Street, West Bay Beach and the train station. It's also a short walk to North Berwick's excellent primary and high schools. No 43 overlooks the remains of St Mary's Priory which dates back to 1150 operating as a monastery for over four centuries.

North Berwick High Street has an array of boutique shops, independent cafes and restaurants and the Co-op is just a few minute's walk away for those forgotten essentials. A larger Tesco is located just a few minutes' drive away on Tantallon Road. There's a number of world-renowned golf courses within easy reach, including the West links listed in the UK's top ten.

The train station is located just minute's walk away and the journey time of 30 minutes into Edinburgh makes North Berwick the perfect escape from the hustle and bustle of city life.





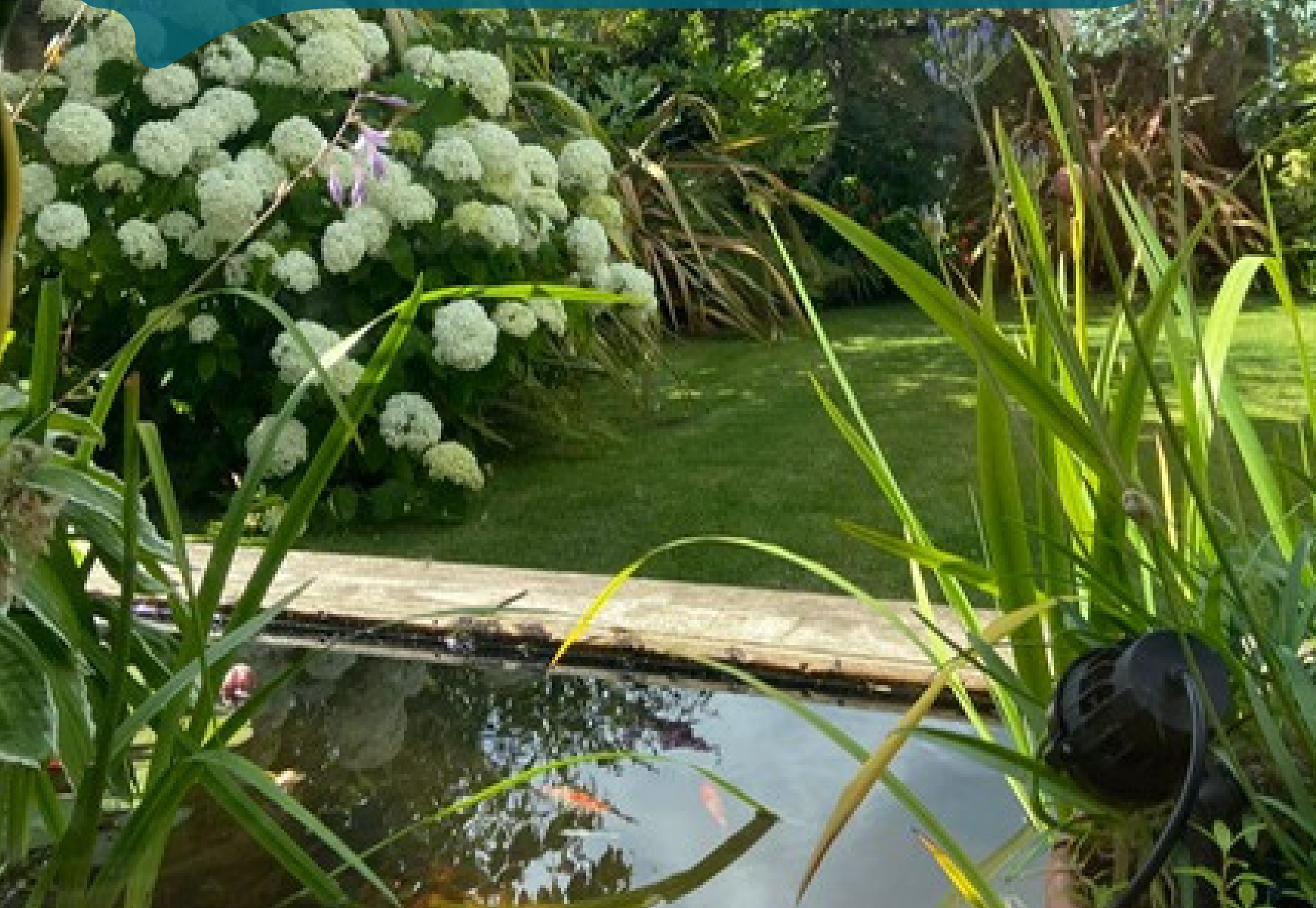
We really love North Berwick...

This has been the perfect home to bring up our boys - it's such an easy walk to school, the High Street and North Berwick's fabulous beaches.

Old Abbey Road is a quiet, leafy street and we're overlooking the ancient abbey to the front with an enclosed garden and sea views to the back - it's idyllic!

Living here has given us the lifestyle we love and we love it so much, we're staying in the area...

John & Sara



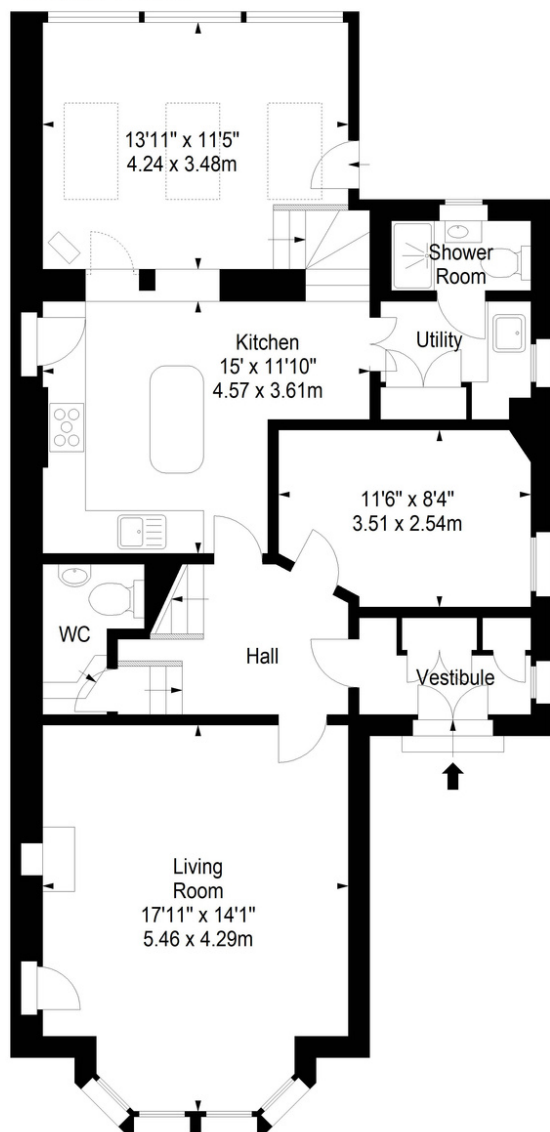
MEASURING UP

THE PERFECT LAYOUT & LOCATION

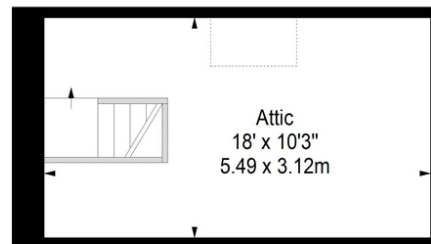
Old Abbey Road,
North Berwick,
East Lothian, EH39 4BP



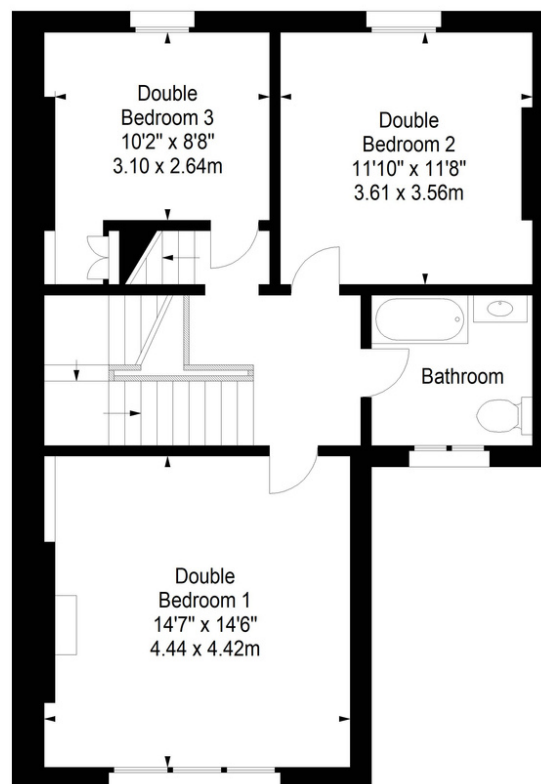
Approx. Gross Internal Area
1743 Sq Ft - 161.92 Sq M
For identification only. Not to scale.
© SquareFoot 2024



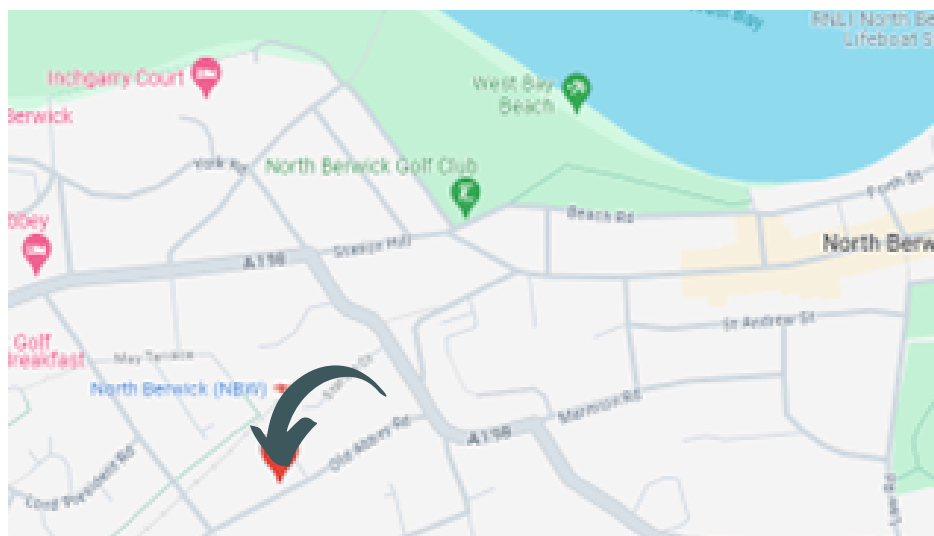
Ground Floor



Attic



First Floor



NOTES OF INTEREST should be made via a solicitor, as soon as possible, to ensure interested parties are informed in the event of a closing date being set for the receipt of offers. Only formal offers made by a solicitor will be considered. All offers and notes of interest should be sent to fiona@ativaproperty.co.uk. The seller is not bound to accept the highest, or any offer.

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