

Offers over £630,000

22 Lauder Rambling, North Berwick, East Lothian, EH39 5PU





A beautifully bright and spacious modern detached villa set within well designed gardens commanding a superb corner site with views to Berwick Law

A beautifully bright and spacious modern detached villa (c 2016 Cala Homes) commanding a superb corner site with views to Berwick Law within an exclusive development on the periphery of the highly sought after East Lothian coastal town of North Berwick.

This extremely desirable property provides a fantastic opportunity to acquire a stylish family home of space and enviable modern living. The light, impressive accommodation over two levels comprises: entrance vestibule with storage, welcoming entrance hallway, generous dual aspect lounge, superb fitted kitchen/family/dining room with patio doors to enclosed rear garden, useful utility room with privacy door to garage, master bedroom with extensive fitted wardrobes and en suite shower room, double bedroom with fitted wardrobe and en suite shower room, two further double bedrooms with fitted wardrobes, smart family bathroom with separate shower compartment and good sized downstairs wc. Presented to the market in true move-in condition, the elegant interior is tastefully decorated complemented by quality fittings, decorative lighting and attractive fitted floor coverings. Comfort is further assured by means of gas central heating complemented by double-glazed windows and the property also benefits from excellent storage including a sizeable attic and installation of a security alarm for peace of mind. There are delightful well stocked gardens to the front, side and rear of the property thoughtfully laid out for ease of maintenance while providing a range of interest and colour, the rear enclosed garden having the advantage of a southerly/westerly aspect to enjoy much of the day's sunshine. A monoblock driveway leads to a single integral garage with up and over door, light and power.

ACCOMMODATION (WIDEST POINTS)

Lounge	14'8 x 14'2 (4.47m x 4.32m)
Kitchen/Family/Dining Room	25'6 x 10'4 (7.77m x 3.15m)
Utility room	10'11 x 6' (3.33m x 1.83m)
Master Bedroom	14'8 x 14'2 (4.47m x 4.32m)
Bedroom 2	12'1 x 10'3 (3.68m x 3.12m)
Bedroom 3	12' x 10'5 (3.66m x 3.18m)
Bedroom 4	11'3 x 9'11 (3.43m x 3.02m)



LOCATION

North Berwick is a historic fishing town with a quaint harbour and lovely sandy beach linking to neighbouring villages along the East Coast. This charming town retains much of its old character with excellent local shopping, banking/post office services, health centre & dental surgeries. Schools catering for all age groups are easily accessible and a wide variety of leisure pursuits include a sports centre, golf courses, putting green, yacht, rugby, bowling & tennis clubs, recreational parks and many lovely scenic walks in and around the area. While enjoying a peaceful picturesque location, North Berwick recently ranked top in the Sunday Times Best Places To Live Guide, is within easy commuting of Edinburgh either by car, train or public transport.

As of February 2022, the law in respect of Smoke / Heat alarms has changed and no warranty is given that the property meets the new tolerable standard.

EXTRAS

All fitted floor coverings, curtains, blinds, integrated appliances (5 x burner gas hob, double oven, fridge/freezer and dishwasher).

EPC RATING

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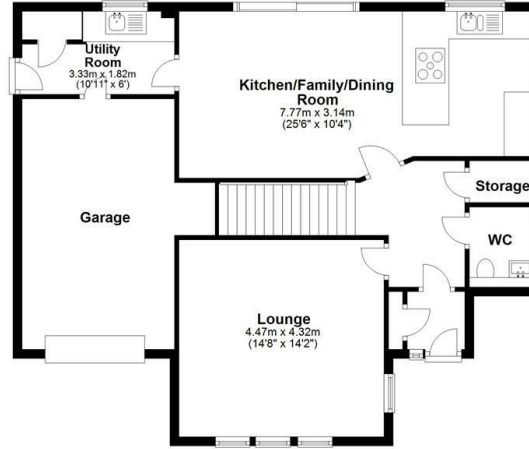
VIEWING

By appointment, please telephone 0131 554 6244

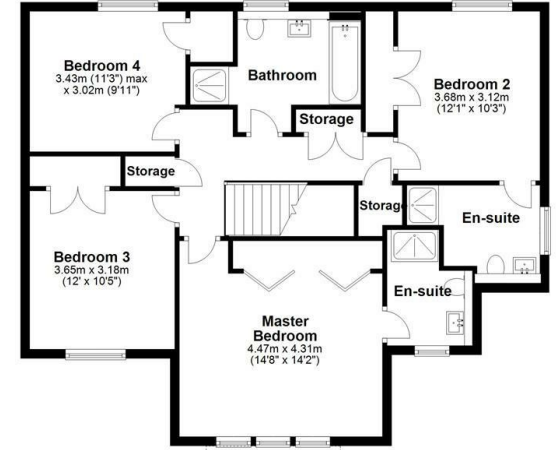




Ground Floor



First Floor



Schematic Diagram Only - Not To Scale
Plan produced using PlanUp.

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HM Harper Macleod LLP
Estate Agents & Solicitors

A closing date for offers may be set and interested parties wishing the opportunity to offer are advised to note interest through their solicitors. Acceptance of any note of interest does not constitute an undertaking that the party will be give the opportunity to offer. Access for surveyors should be arranged with the selling agents. These particulars are given for guidance only and do not form part of any contract. Dimensions are approximate.