



59 Lochbridge Road

NORTH BERWICK, EAST LOTHIAN, EH39 4DW

Property
PARIS STEELE

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Two-bedroom upper villa in North Berwick. Private south-facing rear garden looking to North Berwick Law.



PROPERTY DESCRIPTION

Wonderfully light and airy and boasting breathtaking views of North Berwick Law, this two-bedroom upper villa in sought-after North Berwick promises a superb lifestyle. From the ground floor front door, carpeted stairs take you to the bright hallway decorated in tasteful neutrals and leading to a light-filled comfortable sitting room. Featuring twin windows overlooking Lochbridge Road, a living flame gas fireplace and plush carpeting it exudes a warm and welcoming ambience. Conveniently adjoining, is a modern and well-appointed south-facing breakfasting kitchen showcasing chic grey wall and floor units, oak-effect worktops and integrated appliances that include an extractor hood, gas hob, and oven. Enhancing its appeal is built-in shelving and a metro-tiled splashback.

Returning to the hallway, the two double bedrooms enjoy a stylish interior design, plentiful natural light and useful built-in storage. Completing the internal accommodation is a bathroom boasting a washbasin, WC, and bath with a wall-mounted shower. Externally, the compact but well-kept and tranquil south-facing private rear garden enjoys a delightful aspect of North Berwick Law and the surrounding landscape. Ample on-street parking is available.

FIXTURES & FITTINGS

Floor coverings, light fittings, all curtains/blinds (with exception of bathroom and bedroom), integrated appliances, and washing machine will be included in the sale.



PROPERTY FEATURES

- ❑ Two-bedroom upper villa
- ❑ Light-filled sitting room
- ❑ Two double bedrooms
- ❑ Modern breakfasting kitchen
- ❑ Bathroom
- ❑ South-facing Private rear garden
- ❑ Shared drying green
- ❑ On-street parking
- ❑ Double glazing
- ❑ Gas central heating
- ❑ EPC - C
- ❑ Council tax band - B

NORTH BERWICK

Recently voted the best place to live in the UK, North Berwick is a picturesque and highly sought-after East Lothian coastal town, just twenty-five miles from Edinburgh. Renowned for its breathtaking beaches, world-class golf courses, and stunning scenery, it offers a desirable lifestyle.

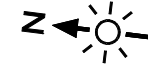
The vibrant high street features an excellent selection of local shops including a Co-op, post office, chemist, artisan Bostock bakery, and award-winning butcher. These sit alongside popular restaurants and cafés including The Herringbone and Steampunk. On the edge of town, you will find an Aldi and Tesco.

Fantastic leisure amenities include the expansive beach and famous golf course as well as floodlit tennis courts, rugby and football pitches, putting greens, and a popular sports centre with a state-of-the-art gym, fitness classes, and a swimming pool. The newly renovated Marine Hotel is home to a luxurious health club and spa as well as fine dining choices. Each year, the celebrated Fringe by the Sea Festival draws in world-famous acts across music, literature, and the arts.

Well-regarded local primary and secondary schooling includes North Berwick High School. Private schooling is available in nearby Haddington, Dunbar, and Musselburgh as well of course in Edinburgh. Commuting to Edinburgh City Centre is easy either by car or with a thirty-minute train journey from North Berwick Train Station.



Lochbridge Road,
North Berwick,
East Lothian, EH39 4DW



Approx. Gross Internal Area
708 Sq Ft - 65.77 Sq M
For identification only. Not to scale.
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PARIS STEELE

Thinking of selling your existing property?

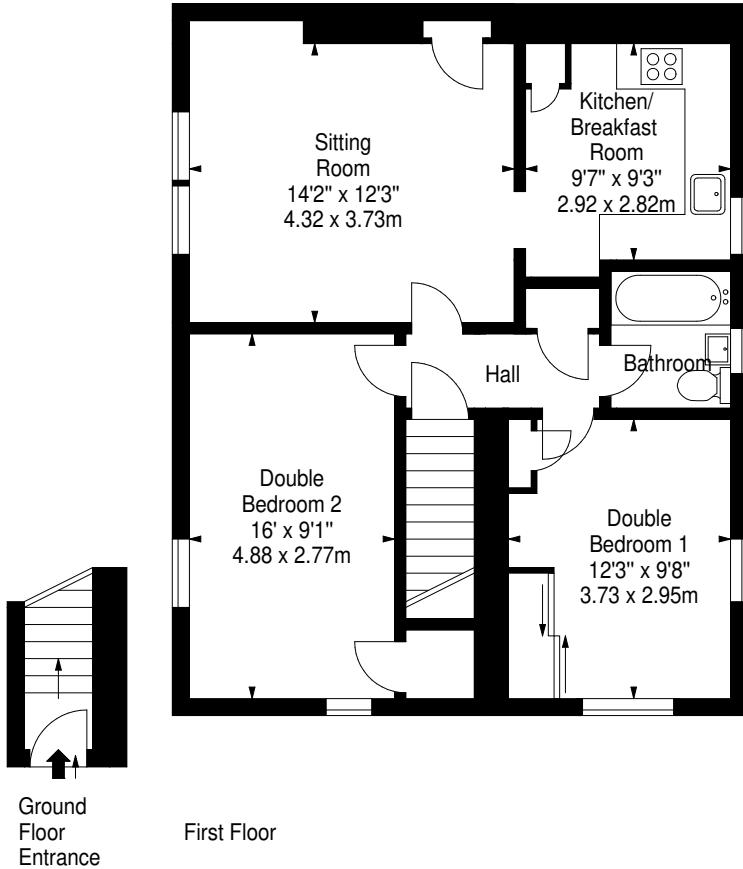
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Please Note:

1. While the foregoing particulars are believed to be correct, no warranty is given as to their accuracy, and it will be for intending purchasers to satisfy themselves on these matters prior to conclusion of missives. All sizes are approximate.
2. The Home Report and more information for this property is available from parissteele.com
3. Interested parties are advised to have their interest noted with the Selling Agents so that they may be advised of any closing date. The seller will not be bound to accept the highest or any offer submitted at a closing date. Please submit offers by email to property@parissteele.com or by post to: Paris Steele, 35 Westgate, North Berwick, EH39 4AG.
4. From 1st February 2022, residential properties in Scotland are required by law to have a system of interlinked smoke alarms, carbon dioxide detectors and heat detectors installed. No warranty is given by the Seller on compliance with this legislation and the Seller does not warrant the condition of any systems or appliances of a working nature included in the price.

