

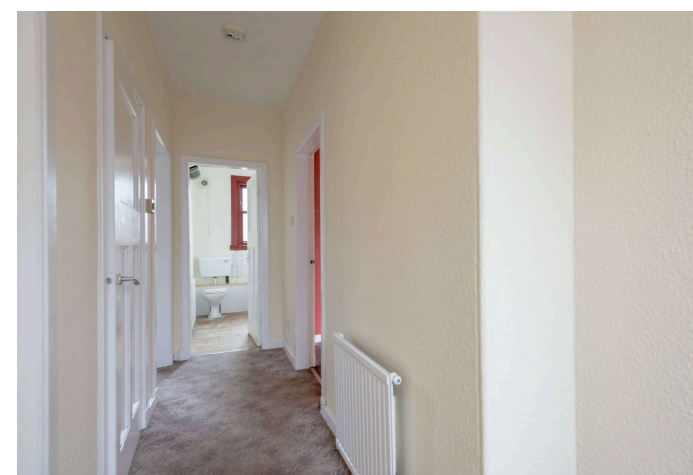


90 Lochbridge Road

NORTH BERWICK, EH39 4DW

Property
PARIS STEELE

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PROPERTY DESCRIPTION

Requiring some modernisation, this ground-floor two-bedroom villa offers bright, spacious accommodation and the opportunity to create a comfortable home in desirable North Berwick.

The carpeted hallway equipped with built-in storage leads to a generous south-facing sitting room enjoying open views of North Berwick Law. With its warm colour scheme, carpeting, and a gas flame fireplace, it provides an inviting living space. Adjoining, the compact yet well-planned kitchen offers ample wall and floor units, worktop space, and room for freestanding appliances, as well as direct access to the garden.

Across the hall, two well-proportioned double bedrooms provide flexible layouts with the principal bedroom enjoying a charming southerly outlook towards North

Berwick Law and the second bedroom to the rear featuring built-in wardrobes. Completing the internal layout is a bathroom with a bath, WC, and washbasin, now ready for upgrading.

Externally, there is a private low maintenance front garden, and to the rear is a shared drying green and a further section of private garden, including a shed and greenhouse. On-street parking is available to the front.

FIXTURES & FITTINGS

All fitted floor coverings, light fixtures, curtains, fridge-freezer, and washing machine will be included in the sale. The garden shed and greenhouse will also be included.



PROPERTY FEATURES

- ❑ Two-bedroom ground-floor flat
- ❑ South-facing sitting room
- ❑ Kitchen with rear garden access
- ❑ Bathroom
- ❑ Two bright and airy double bedrooms
- ❑ Front and rear gardens
- ❑ Double glazing
- ❑ Gas central heating
- ❑ EPC - D
- ❑ Council tax band - B
- ❑ Tenure - Freehold

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 cafès 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 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.

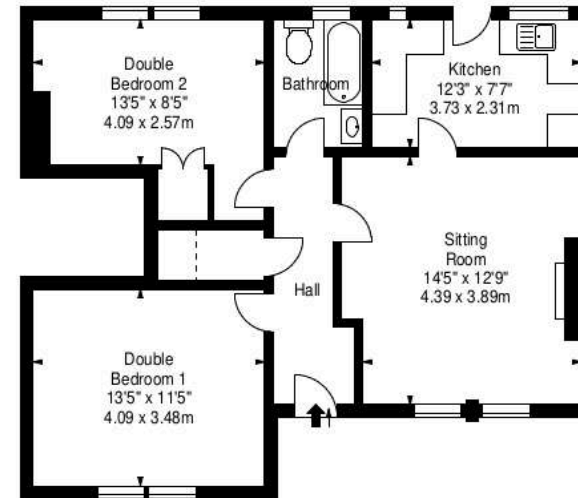
Commuting to Edinburgh City Centre is easy either by car or with a thirty-minute train journey from North Berwick Train Station.



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



Approx. Gross Internal Area
732 Sq Ft - 68.00 Sq M
For identification only. Not to scale.
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Ground Floor

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PARIS STEELE Property

Please Note:

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2. The Home Report and more information for this property is available from www.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.

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