



32 Green Apron Park

North Berwick, EH39 4RE



5



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1



106sqm

EPC

C

AS Anderson
Strathern

32 Green Apron Park North Berwick, EH39 4RE

32 Green Apron Park is a 4/5 bedroom detached home offering flexible accommodation, complete with driveway, garage and private gardens to front and rear.

Extending to around 106 sqm, the property provides generous space for family living with scope for modernisation and the opportunity to create a home tailored to individual taste.

The ground floor includes a bright sitting room with feature fireplace and patio doors opening onto the rear garden. Also on this level are a fitted kitchen, a wet room, and two additional rooms which can be used as bedrooms, dining/sitting rooms, or a snug. Upstairs, there are three further bedrooms and a family bathroom.

Practical benefits include double glazing throughout and gas central heating, ensuring year-round comfort. The driveway and garage provide off-street parking, while both the front and rear gardens offer private outdoor space.

Set in a quiet residential area, the property is well placed for local amenities, rail connections to Edinburgh and North Berwick's much-loved coastline, as well as excellent schooling and leisure facilities.

Property features

- Large enclosed garden to rear
- Front garden
- Driveway
- Garage
- Flexible layout
- Great potential
- Gas central heating
- Double glazing





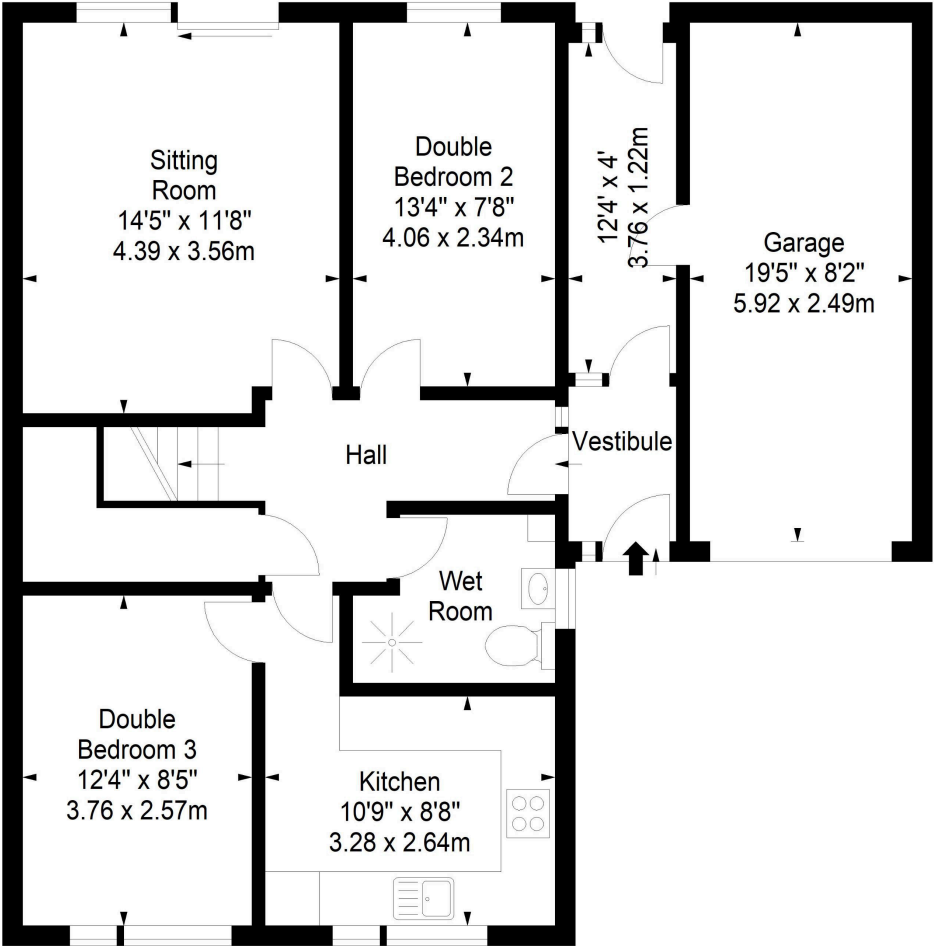
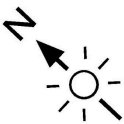
Location

North Berwick lies on the East Lothian coast within easy commuting distance of Edinburgh and is one of the most sought-after towns in the County. It has a busy high street, with a wide range of local shops and restaurants and there is a Tesco supermarket on the outskirts. Excellent local primary schooling and the well-regarded High School are both within easy walking distance of the house. Private schooling at all levels is available at Loretto in Musselburgh and in Edinburgh. North Berwick has two excellent golf courses, a yacht club, rugby club, tennis courts, a swimming pool and sports centre, and a luxury spa club is situated at the Marine Hotel. East Lothian has many fine walks by the sea and inland. Edinburgh can be reached in about 45 minutes by car or by train in half an hour and there are extensive bus services.

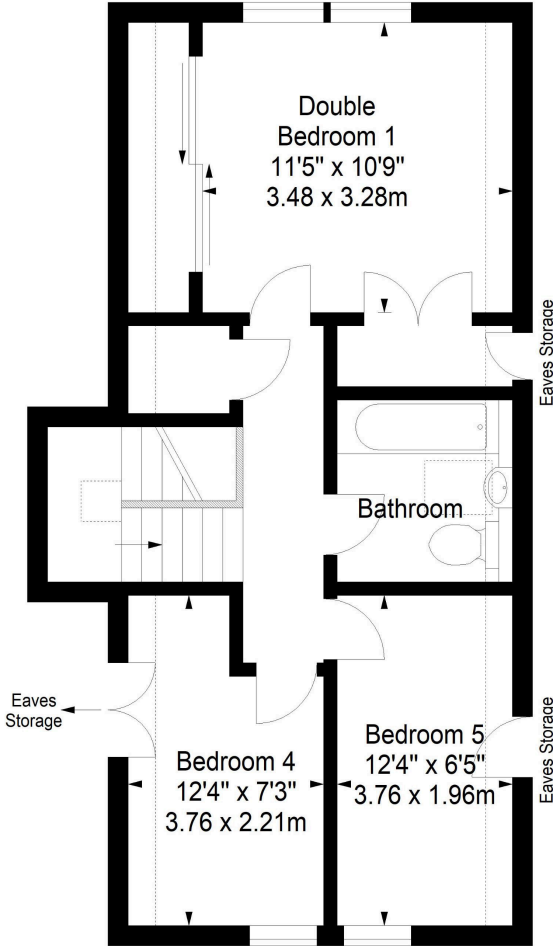
Green Apron Park,
North Berwick,
East Lothian, EH39 4RE



Approx. Gross Internal Area
1408 Sq Ft - 130.80 Sq M
(Including Garage)
For identification only. Not to scale.
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Ground Floor



First Floor

Extras

The items included in the sale of the property are the carpets, fitted floor coverings, integrated and free standing appliances, light fittings and fixtures. The seller will not warrant the working order of any appliances, systems or services.

Please note that offers for the property will need to be approved by the Office of Public Guardian which may cause delay to formal acceptance of any offer

Council Tax band E

Any offers should be submitted to residential@andersonstrathern.co.uk

Notes
Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for receipt of offers. Offers should be faxed to 0131 270 7778 in the first instance. The seller shall not be bound to accept the highest or any offer. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at 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 Combines Standard Clauses will be considered. Offers received not using these clauses will be responded to by their deletion of the non-standard Clause and replaced with the Combines Standard Clauses.



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