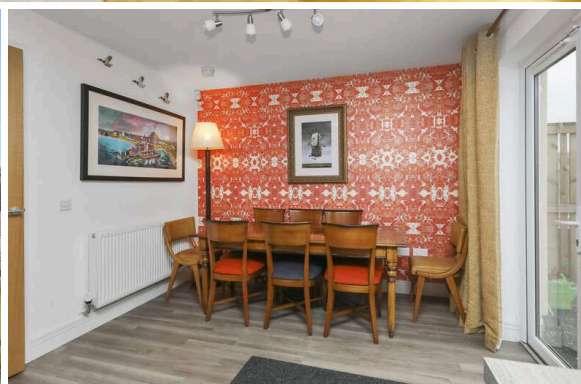




12 Pilgrims Way
NORTH BERWICK | EAST LOTHIAN | EH39 5QB


warners
solicitors & estate agents



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Situated in a prime residential development in the desirable coastal town of North Berwick, close to one of Scotland's top ten beaches, excellent amenities and highly regarded schooling, is this beautifully presented three bedroom mid terraced villa with a lovely homely feel. The bright accommodation boasts contemporary interiors, high-quality fixtures and fittings and comprises;

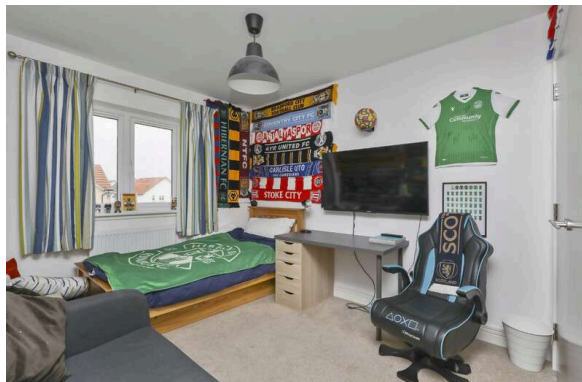
- Entrance vestibule leading to entrance hallway with storage
- Beautifully presented and well-proportioned living room
- Well-appointed contemporary dining kitchen with generous wall and floor units, sleek worktops and integrated appliances, and doors to rear garden - perfect for entertaining and al fresco dining
- Well-presented downstairs WC
- Upper landing with storage
- Master bedroom to the front with fitted wardrobes and good sized en-suite, with dual headed mains shower cubicle
- Two further double bedrooms to the rear, one with built-in wardrobes
- Family bathroom with high quality three-piece white suite and mains shower over bath
- Private, easy maintenance, large rear garden with decking and lawn areas
- Small garden to the front
- Gas central heating and double glazing
- Residents bay parking

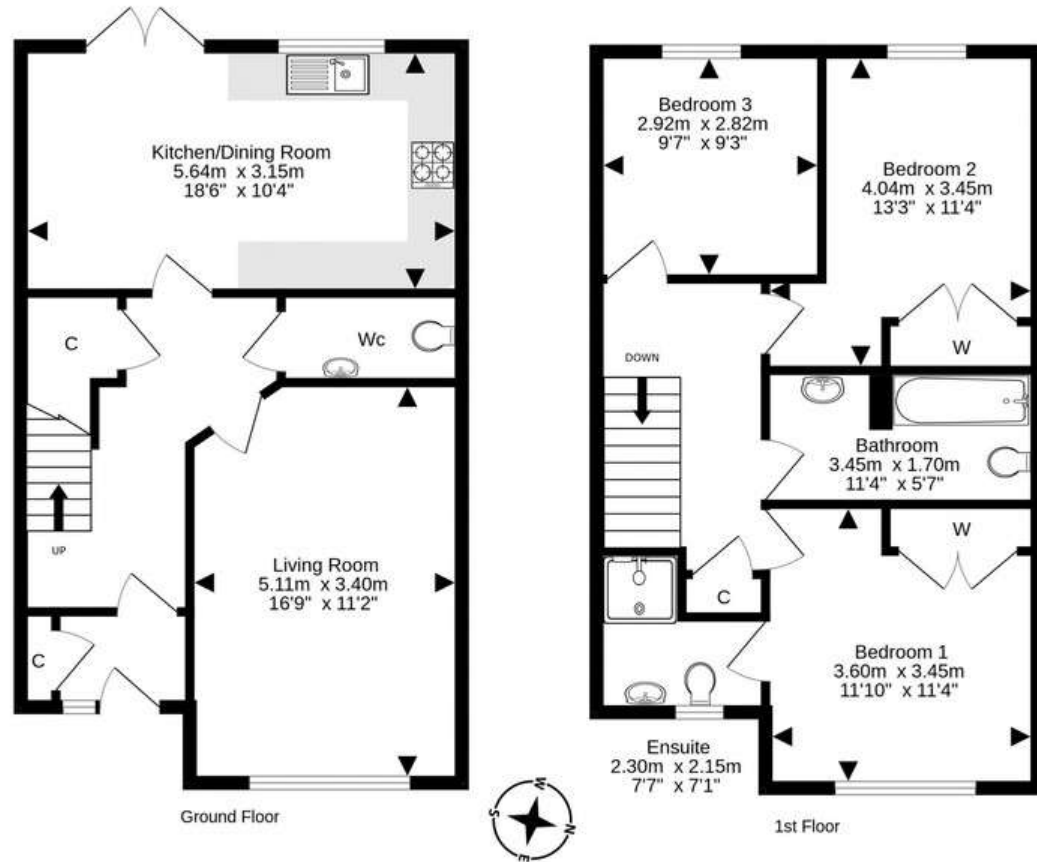
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



Extras: all fitted carpets, curtains with the exception of the livingroom and main bedroom, fridge freezer, washing machine, microwave and dishwasher will be included. EPC rating Band C.

The subjects are located in the highly regarded East Lothian coastal town of North Berwick, which lies within easy commuting distance of Edinburgh. The property is well positioned to take advantage of a good range of shopping outlets within the town, supported by the usual banks, building societies and postal services. Leisurewise the choice is first class and includes a number of fashionable bars, bistros and restaurants to suit all tastes. For the more energetic there is an indoor sports centre, in addition to the obvious attractions of the beach. North Berwick is also renowned for the quality of golfing on offer, and the surrounding open countryside promises hours of pleasure. Schooling is well represented from nursery to senior level. An efficient public transport network operates to most parts of the town and surrounding areas. The city bypass and main motorway networks are also within easy reach. For those seeking an alternative method of transport North Berwick has its own railway station, 32 miles to Edinburgh Waverley.





For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser. Made with MetroPix. ©2023