



8 White Tees  
NORTH BERWICK | EH39 5GW

  
**warners**  
solicitors & estate agents



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Warners is delighted to present to market this mid-terraced three bedroom family home with private gardens and driveway set in a modern Dandara development in the much sought after area of North Berwick. This exceptional home offers rooftop sea views and is presented in excellent order with enhanced specification throughout, including Amtico flooring, LED lighting, solar panels, and a contemporary kitchen that boasts quartz worktops with state of art appliances.

A welcoming hallway with handy WC off leads you to the light and spacious dual aspect open plan living/kitchen/dining room. This generous area creates an ideal space for modern living with plenty of room for both lounge and dining furniture, and French doors that open into the fully enclosed private rear garden with stunning views to North Berwick Law. The contemporary kitchen comes with a good mix of wall and base glossed cabinetry along with Siemens appliances. Upstairs houses three double bedrooms, the main bedroom overlooks the rear garden and benefits from stylish ensuite facilities and integrated storage. Completing the internal accommodation is a spacious family bathroom, thoughtfully designed with modern tiling, built in storage and large mirror. Externally to the front there is a porched entrance and Monoblock driveway that can fit two cars. To the rear, the fully enclosed landscaped garden is laid to lawn with two separate decking areas, making it ideal for al fresco dining and outdoor entertaining. Early viewing is recommended!

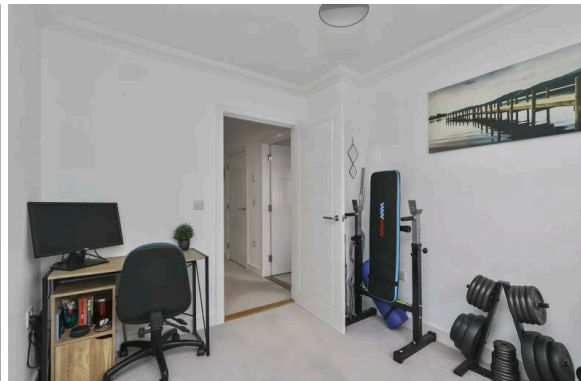
- Welcoming hallway and WC
- Open-plan dual aspect living/kitchen/dining room with storage cupboard and French doors give access to private rear garden
- Principal bedroom with ensuite shower room and integrated storage
- Two further double bedrooms (one with integrated storage)
- Modern family bathroom with three piece suite, shower over bath
- Private Driveway
- Fully enclosed private rear landscaped garden
- Gas central heating, double glazing, & solar panels
- Almost entirely floored attic with Ramsey ladder access, affording excellent storage provision and is full standing height

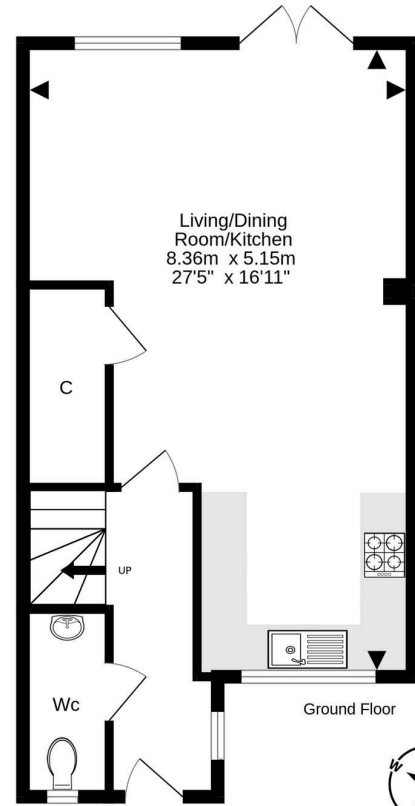
**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



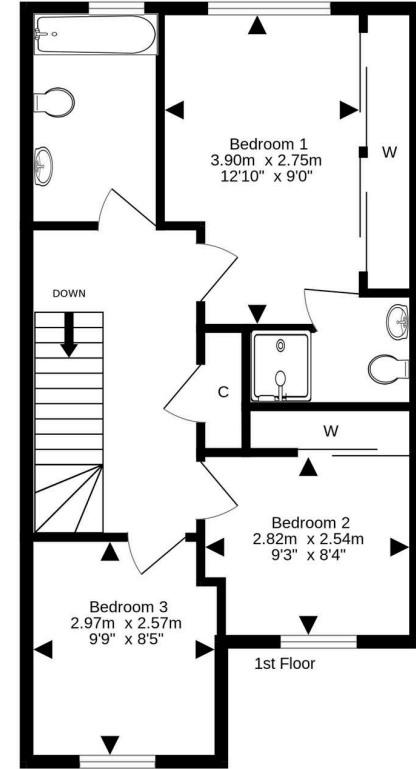
All fitted floor coverings & integrated white goods are included. EPC rating B

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.





Bathroom  
2.87m x 1.77m  
9'5" x 5'10"



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 ©2024