11D Old Abbey Road

NORTH BERWICK, EH39 4BP

Property
PARIS STEELE

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PROPERTY DESCRIPTION

Peacefully tucked away yet just less than a ten-minute walk from North Berwick High Street, beach, and train station, this appealing two-bedroom home with a private garden and parking presents a rare opportunity.

From the front door, a vestibule and a tastefully decorated hallway usher you to a warm and inviting south-east-facing sitting room flooded with an abundance of natural light. Decorated in soothing tones and with wood-inspired flooring, this attractive space allows for dining making it the ideal retreat for relaxation and entertaining. The stylish and spacious breakfasting kitchen showcases soft green wall and floor cabinetry, complementary grey worktops and an integrated oven, hob, and extractor hood.

Carpeted stairs ascend to the first floor where two double bedrooms each boast plush carpeting, bespoke built-in partially mirrored wardrobes and an elegant interior design. Completing the layout is a monochrome bathroom with a hidden cistern WC, washbasin built into vanity, chrome towel radiator, and bath with wall-mounted shower.

Externally the private paved garden area blends an array of mature plants and flowers to create a tranquil escape. The property also benefits from shared courtyards and drying area. A shared double detached garage provides excellent parking.

FIXTURES & FITTINGS

All fitted floor covering, curtains and blinds, integrated oven, hob, extractor hood, free-standing dishwasher and washing machine and light fittings apart from the main bedroom's will be included in the sale.

Some furniture can be included in the sale upon negotiation.

PROPERTY FEATURES

- Two-bedroom terraced home
- South-east-facing sitting and dining room
- Modern breakfasting kitchen
- Two double bedrooms
- Family bathroom
- Shared detached double garage
- Private garden area and shared courtyards
- Double glazing
- Gas central heating
- EPC - C
- Council tax band - E
- Tenure - Freehold

NORTH BERWICK

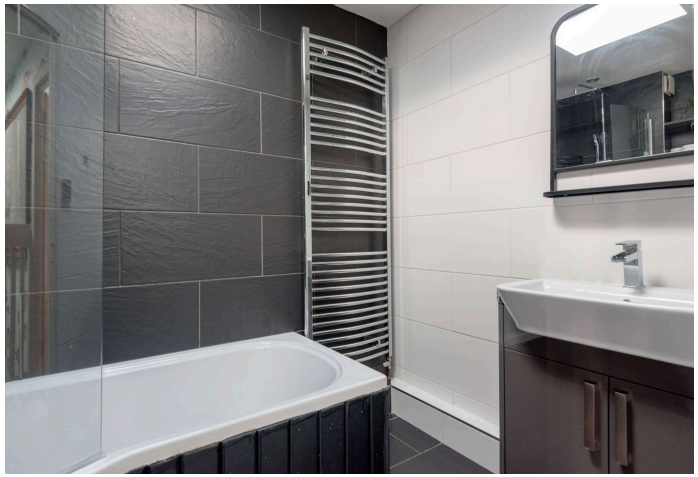
Consistently voted as the best place to live in the UK, North Berwick is a picturesque and highly sought-after East Lothian coastal town, just twenty-five miles from Edinburgh. Renowned for its breathtaking beaches, world-class golf courses, and stunning scenery, it offers a desirable lifestyle.

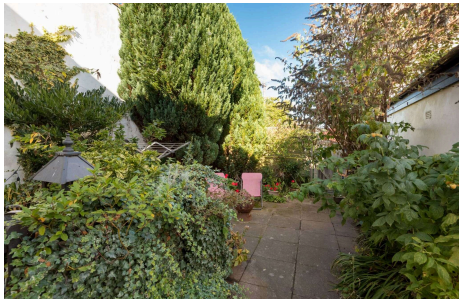
The vibrant high street featuresan excellent selection of local shops including a Co-op, post office, chemist, artisan Bostock bakery, and award-winning butcher. These sit alongside popular restaurants and cafès including The Herringbone and Steampunk. On the edge of town, you will find an Aldi and Tesco.

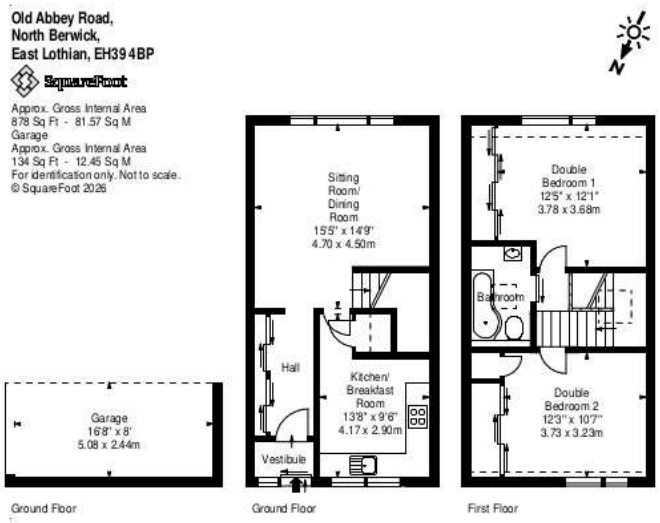
Fantastic leisure amenities include the expansive beach and famous golf course as well as floodlit tennis courts, rugby and football pitches, putting greens, and a popular sports centre with a state-of-the-art gym, fitness classes, and a swimming pool. The Marine Hotel is home to a luxurious health club 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.

Highly regarded schooling includes Law Primary School and North Berwick High School with private options such as The Compass School and Bellhaven Hill School in easy reach.

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







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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 the intending purchasers to satisfy themselves on these matters prior to the conclusion of missives. All sizes are approximate.
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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