



54 LIME GROVE

North Berwick, East Lothian, EH39 5NH



1

Public Room



2

Bedrooms



1

Bathroom



54 LIME GROVE

Welcome to a two-bedroom main-door upper villa which offers a coast and country lifestyle in North Berwick: one of Scotland's most sought-after seaside resorts. The home itself is beautifully presented too, enjoying bright and airy interiors finished in crisp white throughout with plush brand-new carpets – the ideal aesthetic for new buyers. It benefits from a well-appointed kitchen and three-piece bathroom, as well as generous storage to help maintain a tidy home. In addition, it boasts a private section of garden that enjoys a patio area and neat lawn for relaxing in the sun.

The property has a superb location in North Berwick as well, set on a quiet cul-de-sac beside the local golf club, complete with a charming path to the course which offers a spectacular view across the sea. The town's surrounding countryside is easily accessible, along with other green spaces and stunning golden-sand beaches, ensuring a wealth of picturesque walks. Excellent amenities are also close by, along with the primary and secondary schools which are less than a 10-minute drive away. In addition, bus and rail links are readily accessible for travelling further afield.







EPC
RATING



COUNCIL
TAX BAND

VIEWING

By appointment only
with Gilson Gray on
01620 893 481

Features

- A spacious upper villa with attractive interiors
- Desirable location in sought-after North Berwick
- Blank canvas of décor and plush new carpets
- Private front door to entrance area with storage
- Stairs leading up to a welcoming first-floor hall
- Spacious living/dining room with a fireplace
- Well-appointed kitchen with additional storage
- Two double bedrooms with wardrobes/storage
- Three-piece bathroom with an overhead shower
- Well-kept communal and private garden areas
- Unrestricted on-street parking along Lime Grove





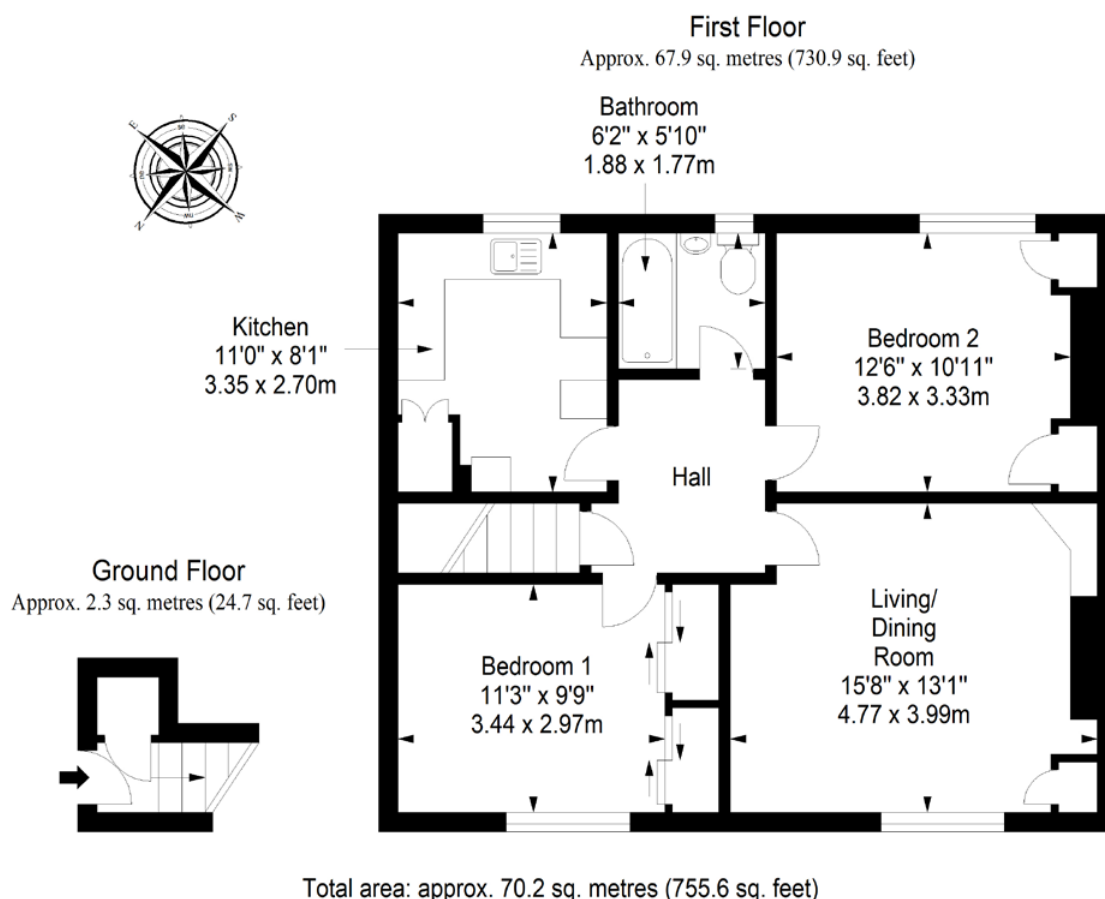


Please note, no warranties or guarantees shall be provided in relation to any of the services, moveables, and/or appliances included in the price, as these items are to be left in a sold as seen condition.



NORTH BERWICK, EAST LoTHIAN

North Berwick is one of Scotland's most desirable seaside resorts, with its coastline forming a significant stretch of the John Muir Way. It showcases stunning scenery in both directions, with long sandy beaches and the striking volcanic island of Bass Rock, approached via boat tours that allow visitors to observe its rich wildlife up close. The town centre is home to a wealth of independent shops, boutiques, and galleries, along with a family-run butcher, a delicatessen specialising in local produce, an independent wine merchant, grocers, bakers, banks, coffee houses, restaurants, florists, and chemists. Dining options range from an award-winning seafood restaurant to a top-rated takeaway serving classic fish and chips, complemented by the convenience of two large supermarkets. The surrounding area has plenty to offer for active lifestyles, with scenic walks, cycling routes, and a well-equipped sports centre featuring a swimming pool, fitness classes, and a gym. Golf enthusiasts are spoiled for choice, with several outstanding courses nearby, including The Glen and North Berwick Golf Club. North Berwick is also renowned for its excellent schools, with North Berwick High School ranking highly on several prestigious national lists. Law Primary School sits conveniently beside it, creating a cohesive local education hub. For commuters, North Berwick train station provides regular direct services to Edinburgh, with a journey time of just over half an hour. The town is also well served by frequent bus connections to the capital.



@gilsongrayprop gilson gray property gilson gray property @gilsongrayprop



These particulars were prepared on the basis of our own knowledge of the local area and, in respect of the property itself, information supplied to us by our clients; all reasonable steps were taken at the time of preparing these particulars to ensure that all details contained in them were accurate. All statements contained in the particulars are for information only and all parties should not rely upon them as statements or representations of fact. In particular, (a) descriptions, measurements and dimensions, which may be quoted in these particulars are approximate only and (b) all references to conditions, planning permission, services, usage, constructions, fixtures and fittings and movable items contained in the property are for guidance only. Our clients may instruct us to set a closing date for offers at short notice and therefore if you wish to pursue interest in this property, you should immediately instruct your solicitor to note interest with us. Our clients reserve the right to conclude a bargain for the sale of the above subjects or any part thereof ahead of a notified closing date and will not be obliged to accept either the highest or indeed any offer for the above subjects or any part thereof. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order.