



2 Lady Jane Gardens

NORTH BERWICK, EH39 4ER

Property
PARIS STEELE

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PROPERTY DESCRIPTION

Lying close to North Berwick's picturesque beach, high street and North Berwick Law, this immaculate three-bedroom mid-terrace family home offers buyers a superb opportunity.

A low-maintenance garden and driveway lead to the front door and into a light and airy vestibule and hallway boasting handsome wooden flooring, built-in storage, and a neutral colour palette. To the right, a delightful dining and sitting room spans the length of the property and benefits from French doors opening to the south-facing rear garden. With carpeting, a crisp colour scheme and a newly fitted gas-flame fireplace housed in a white mantle, it is an inviting and comfortable place in which to relax, dine and entertain. From here a light and airy kitchen showcases cream wall and floor units, wood-effect worktops, a desirable SMEG range cooker with double oven and 6 burners, and stainless-steel extractor hood. A guest WC completes the ground floor.

Ascending the staircase and you arrive at three double bedrooms, each bright and spacious, with two overlooking the rear garden. They share access to a family bathroom complete with a WC, washbasin and bath with wall-mounted shower.

Externally the enclosed south-facing rear garden features an appealing blend of paving and decorative stones. There is a manual awning for the patio. To the front, the garage provides off-street parking or additional storage, and boasts an electric roller door for easy access.

FIXTURES & FITTINGS

All fitted floor coverings, light fixtures, blinds, SMEG range cooker, integrated extractor fan and dishwasher will be included in the sale. Two wardrobes will also be included.



PROPERTY FEATURES

- ❑ Three-bedroom mid-terrace home
- ❑ Dual-aspect sitting & dining room with garden access
- ❑ Modern kitchen with garden access
- ❑ Three double bedrooms
- ❑ Family bathroom
- ❑ Groundfloor guest WC
- ❑ Front garden, and south-facing rear garden
- ❑ Driveway and garage
- ❑ Double glazing
- ❑ Gas central heating
- ❑ EPC - D
- ❑ Council tax band - D
- ❑ Tenure - Freehold

NORTH BERWICK

Recently voted by The Sunday Times 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 features an 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 cafés 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 Belhaven 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.



PARIS STEELE

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PARIS STEELE Property

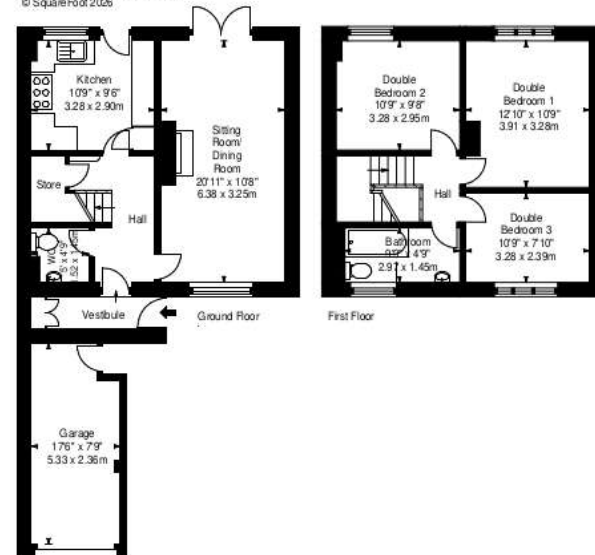
Please Note:

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.

Lady Jane Gardens,
North Berwick,
East Lothian, EH39 4ER

Square Foot

Approx. Gross Internal Area
973 Sq Ft ~ 90.39 Sq M
Garage
Approx. Gross Internal Area
129 Sq Ft ~ 11.98 Sq M
For identification only. Not to scale.
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