



GARDEN STIRLING BURNET

84 LOCHBRIDGE ROAD
NORTH BERWICK, EAST LOTHIAN, EH39 4DW



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SUMMARY

Enjoying a convenient and scenic setting in sought-after North Berwick, this traditional two-bedroom upper villa lies at the foot of the iconic local landmark, Berwick Law, within walking distance of the town centre, rail links, schools, and the beach.

The bright, move-in-ready home offers a blank canvas of neutral interiors, featuring a south-facing reception room for relaxation and dining connected to a light-filled kitchen, along with a shower room and two equally sized double bedrooms with storage. A substantial private garden is enclosed and laid to lawn, and there is ample unrestricted on-street parking.

Extras: All fitted floor coverings, window coverings, and light fittings are included in the sale.

FEATURES

- Scenic setting at the foot of Berwick Law
- Rail links, schools, and beach within walking distance
- Bright, neutrally presented upper villa – move-in ready
- Ground-floor vestibule and upper hall
- South-facing living/dining room with fireplace and kitchen access
- Fitted kitchen with space for appliances
- Two equally-sized double bedrooms with storage
- Modern shower room
- Attic for additional storage
- Substantial enclosed rear garden
- Ample unrestricted on-street parking
- Gas central heating and double glazing





**OFFERS TO:
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HOUSE SALES

If you have a house to sell, we provide free pre-sales advice, including valuation. We will visit your home and discuss in detail all aspects of selling and buying, including costs and marketing strategy, and will explain GSB Properties' comprehensive services.

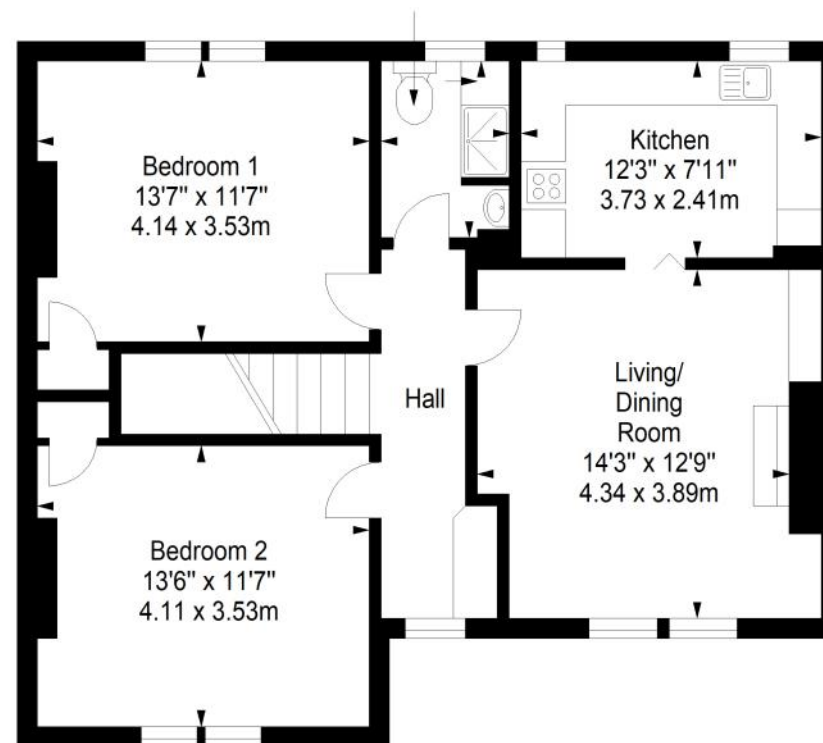
1. While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.
2. Interested parties are advised to note interest through their solicitor as soon as possible in order to be kept informed should a Closing Date be set. The seller will not be bound to accept the highest or any offer.

FLOORPLAN

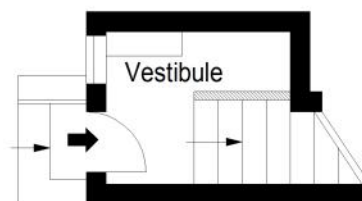
First Floor

Approx. 73.7 sq. metres (793.3 sq. feet)

Shower Room
6'7" x 4'11"
2.00 x 1.50m



Ground Floor
Approx. 5.0 sq. metres (53.8 sq. feet)



Total area: approx. 78.7 sq. metres (847.1 sq. feet)