



16 RHODES PARK

North Berwick, East Lothian, EH39 5NA



2

Public Rooms



4

Bedrooms



2

Bathrooms



16 RHODES PARK

Enjoying a peaceful residential setting in the desirable coastal town of North Berwick, this appealing detached family home is complemented by an attractive enclosed garden and excellent parking with a multi-vehicle driveway and attached garage. The inviting interiors are tastefully presented and offer ample space and versatility, including two reception rooms (one favourably south-facing), a breakfasting kitchen with integrated appliances and an adjoining conservatory, four good-sized bedrooms (including a flexible study option), a bathroom, an en-suite shower room, and a ground-floor WC. Excellent built-in storage throughout adds further practicality for family living.







C
EPC
RATING

G
COUNCIL
TAX BAND

VIEWING
By appointment only
with Gilson Gray on
01620 893 481

Features

- Peaceful location in coastal North Berwick
- Spacious and versatile detached family home
- Entrance hall with storage and WC
- South-facing living room and separate dining room
- Contemporary integrated kitchen with breakfast bar and adjoining conservatory
- Principal bedroom with fitted wardrobes and en-suite shower room
- Three further bedrooms, all with built-in storage
- Family bathroom with shower-over-bath
- Attractive enclosed rear garden
- Private driveway and attached single garage







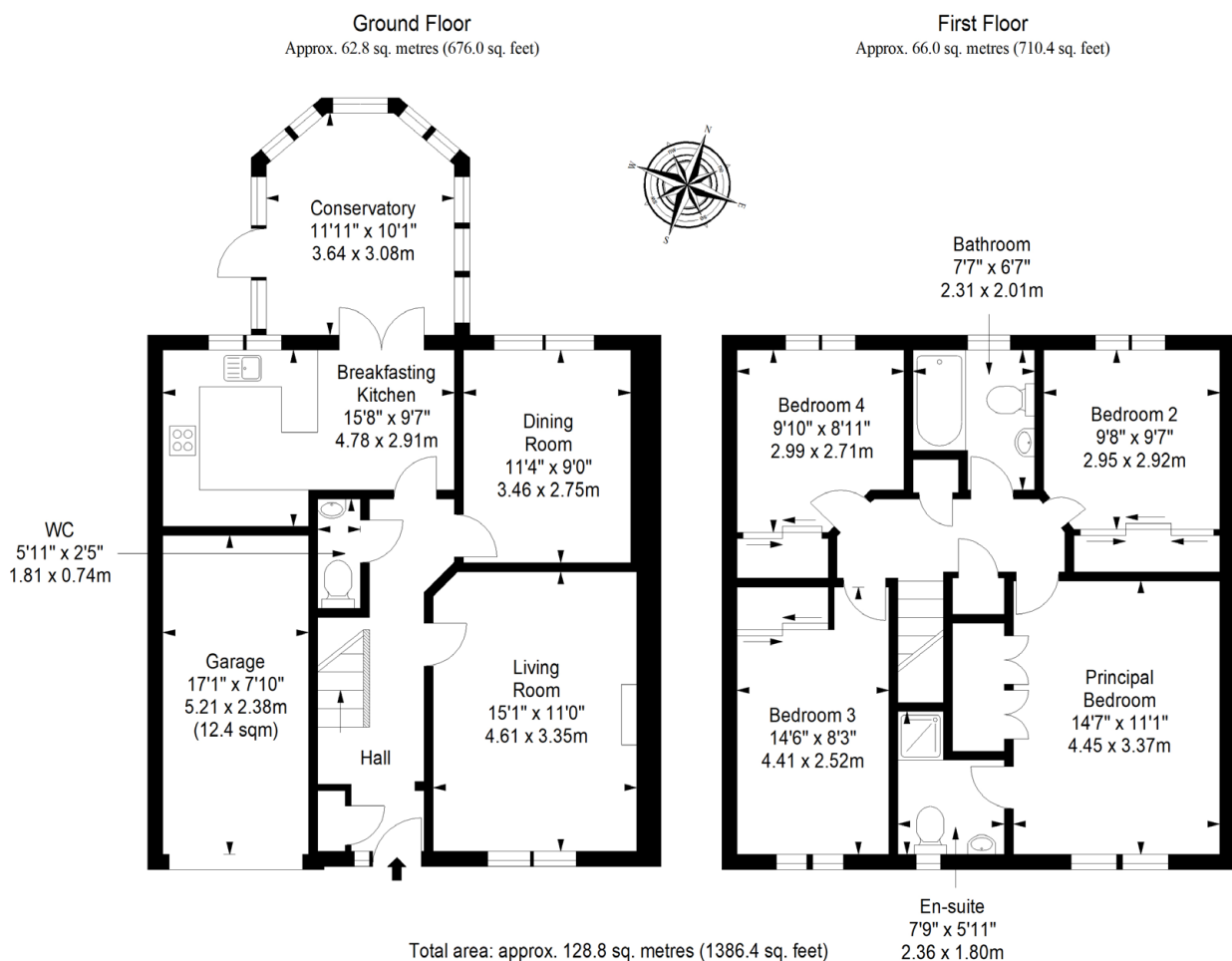


Extras: All fitted floor coverings, blinds, light fittings, and integrated appliances (hob, oven, microwave, washer, dishwasher and fridge freezer) are included in the sale.



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 particulars 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.