



North Berwick

9 Dundas Avenue, North Berwick,
East Lothian, EH39 4PS

Offers Over £315,000

Viewing by appt tel Client 01620 893093/07775 690707 or Agents

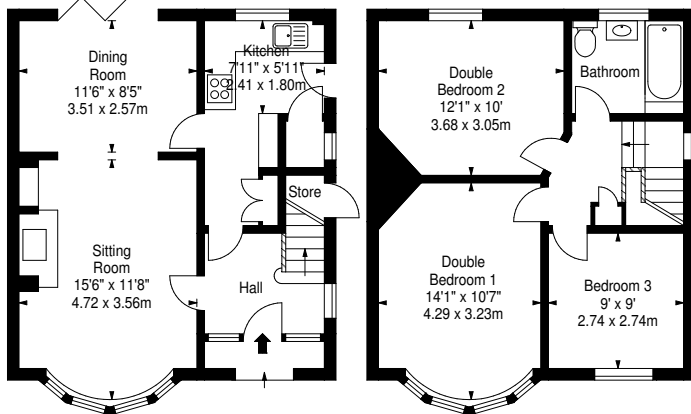
Description

9 Dundas Avenue is a charming 3 bedroom period semi detached house situated in a conveniently located cul de sac within easy walking distance of the High Street with its excellent selection of individual shops and restaurants, the renowned local Primary and High School and the train station with an easy commute into Edinburgh City Centre. The property is well presented throughout and has cavity wall insulation. The current owner has invested in doors and modern double glazing by 'Everest', additional insulation and solar panels with a feed in tariff payment. The property is positioned to be a low carbon and low energy cost house both now and in the future. There is the added benefit of superfast BT infinity fibre broadband availability in the area.

The freshly decorated neutral accommodation is arranged over two floors and comprises on the ground floor - entrance vestibule, oak entrance door gives access to the hallway with staircase to first floor and window to the side, light and bright double aspect living/dining room with South facing bay window looking towards North Berwick Law, contemporary bifold doors open onto the rear garden and there is a 'Clearview' wood burning stove providing a charming focal point. The kitchen has a selection of painted units, original shelved press cupboard and walk in larder, a door leads to the side garden; and on the first floor - landing with cupboard, bathroom with white suite and shower over the bath, double bedroom 1 to the front with bay window, double bedroom 2 to the rear and bedroom 3. All three bedrooms enjoy an open outlook. A building warrant for a loft conversion to create a 4th bedroom with sea views was obtained in 2012, this lapsed in 2015 but could be reapplied for.

Charming 3 bedroom semi detached house with mature gardens in convenient location

Approx. Gross Internal Area
893 Sq Ft - 82.96 Sq M
(Including Store)
For identification only. Not to scale.
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Ground Floor

First Floor



Location

North Berwick lies on the East Lothian coast within easy commuting distance of Edinburgh and is one of the most sought-after towns in the County. It has a busy high street, with a wide range of local shops and restaurants as well as Tesco and Aldi supermarkets nearby. A local nursery, excellent local primary schooling and the well-regarded High School are all within easy walking distance of the house. Private schooling at all levels is available at Loretto in Musselburgh, Belhaven Hill in Dunbar and in Edinburgh. North Berwick has two excellent golf courses, a yacht club, rugby club, tennis courts, a swimming pool and sports centre, and a luxury spa club is situated at the Marine Hotel. East Lothian has many fine walks by the sea and inland. Edinburgh can be reached in about 45 minutes by car or by train in around half an hour and there are extensive bus services.

Garden

The pretty mature gardens to the front are planted with an excellent selection of mature shrubs and perennials and there is a side garden which has access to a useful external store and to the rear garden which has a patio area with steps leading down to grass and planted borders.

Parking

There is ample on street parking available.

Fixtures and Fittings

The carpets, curtains and light fittings throughout are included in the sale price together with gas hob, single oven, fridge and washing machine.

Services

The property benefits from gas central heating and is double glazed throughout. There are solar photovoltaic panels which were fitted in 2011 which generate electricity for domestic consumption with the surplus sold to the national grid. The feed in tariff payments are applicable until 2036 and are currently generating a tax free income of c. £950 per annum. There is lapsed planning permission for an air source heat pump which could be reapplied for and would negate the need for gas central heating.

EPC Rating C

Home Report

The Home Report is available to be downloaded from our website www.eastlothianprimeproperty.com. The condition of the property and any material matter is disclosed in the Home Report.

Note: Interested parties should request their solicitor to note interest. The Seller is not bound to accept the highest or any offer. These particulars do not form part of any contract. The statements or plans are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested and no warranty is given as to their compliance with Regulations.

