



North Berwick

Woodbine, 57 Westgate, North Berwick, East Lothian, EH39 4AQ Viewing by appt tel Client 07969 294786 or Agent

Offers Over £435,000

SIMPSON & MARWICK

01620 892000 | eastlothianprimeproperty.com



Description

57 Westgate is a bright and spacious three bedroom period lower villa which has been extended by the current owners to create an excellent open plan kitchen/dining room/family room with two sets of bifold doors leading out to a private and enclosed south facing rear garden with a garage and off street parking if required. Located in a central location, the property is conveniently located for access to the town centre and train station and is close to the town's excellent beaches and golf courses.

The immaculately presented accommodation, which has neutral décor throughout and retains fine period features including cornicing and working shutters, is arranged over one floor and comprises - vestibule, hall, sitting room with a window to the front with working shutters, Edinburgh press and fireplace with working open fire; south facing open plan kitchen/dining room/family room with a selection of light coloured units with wooden work surfaces, Rayburn range cooker, integrated dishwasher and fridge freezer, island unit with a further selection of light coloured units, space for a large dining table and seating area with fitted units making this room ideal for relaxing, dining and entertaining and having the added advantage of bifold doors which can be opened up to extend the current living space into the south facing garden; useful utility cupboard plumbed for a washing machine; master bedroom with freestanding triple wardrobes and door to a small patio area which leads to the rear garden; fully tiled en-suite bathroom with a bath with shower mixer taps; WHB, WC and heated towel rail; double bedroom 2 with windows to the front and side with working shutters; double bedroom 3 to the side again with working shutters and shower room accessed via a mirrored door from the hall and having a shower enclosure, WHB, WC and heated towel rail.



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,

**Immaculately presented
3 bedroom lower villa
with enclosed private
rear garden**

with a wide range of local shops and restaurants as well as Tesco and Aldi supermarkets nearby. Excellent local primary schooling and the well-regarded High School are both 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 half an hour and there are extensive bus services.

Gardens

The front of the property is entered by a low wall with wrought iron railings and gate leading to the front door and front and side gardens which are laid to lawn with a selection of mature shrubs and plants. The private and enclosed south facing rear garden has professionally laid artificial grass for ease of maintenance and a seating area ideal for enjoying the sunny aspect. There is also a garage which is currently used as an additional storage area but which may be suitable for conversion to a lovely garden room or home office subject to planning.

Parking

A large gate at the rear of the property can be opened up to allow access and parking for one car.

Fixtures and Fittings

All fitted floor coverings and light fittings throughout the property are included in the sale price together with the freestanding triple wardrobes in the master bedroom and white tall units in the kitchen/dining room/family room. The Rayburn together with the integrated fridge/freezer and dishwasher in the kitchen are also included in the sale price. The hanging butcher's bar and shelf above the Rayburn, together with the washing machine in the utility cupboard are excluded from the sale price.

Services

The property is heated by gas central heating and has double glazing in the rear extension only.

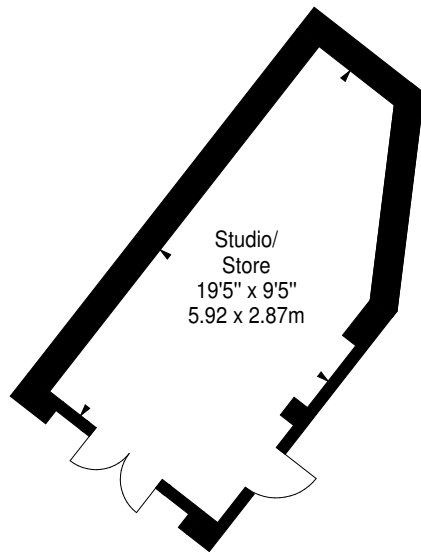
EPC Rating D

Home Report

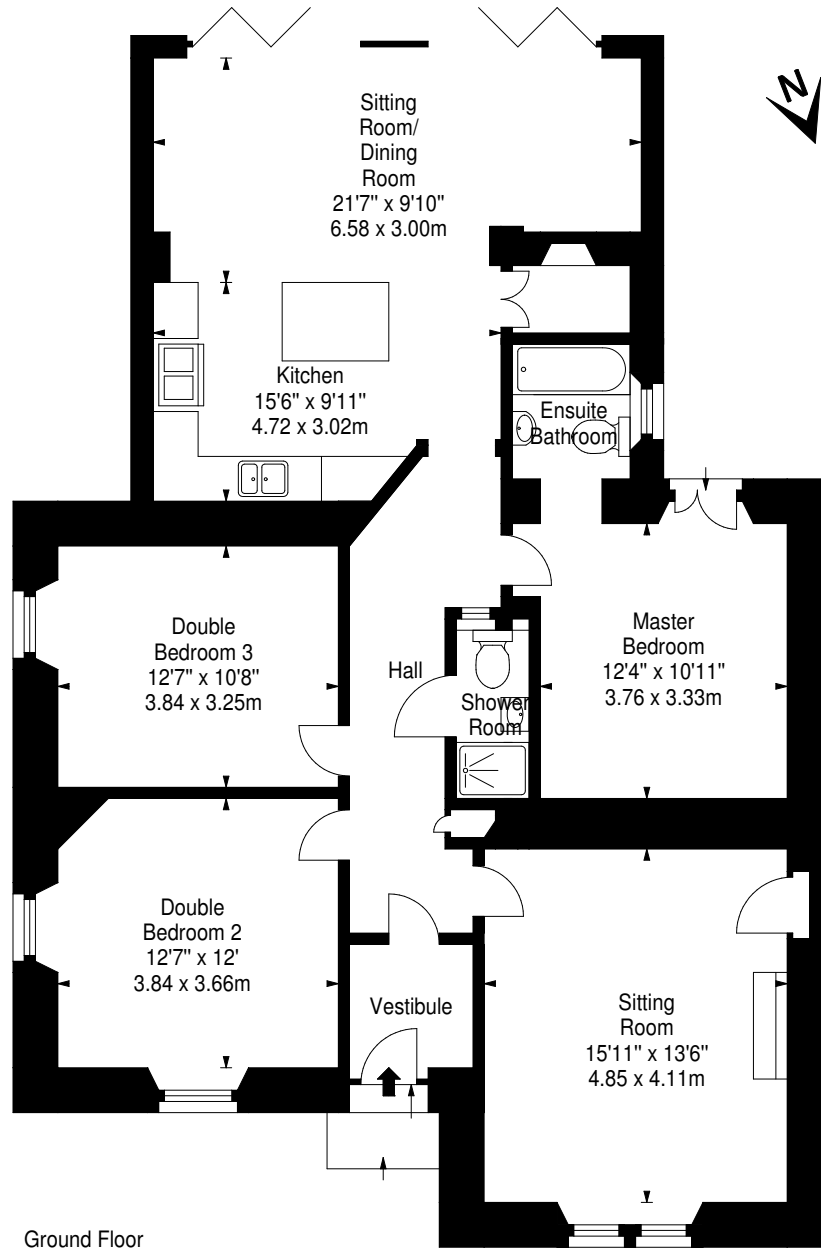
The Home Report is available to be downloaded from our website www.eastlothianprimeproperty.com. The condition of the property and any material matter is disclosed in the Home Report.



Approx. Gross Internal Area
 1344 Sq Ft - 124.86 Sq M
 Studio/ Store
 Approx. Gross Internal Area
 161 Sq Ft - 14.96 Sq M
 For identification only. Not to scale.
 © SquareFoot 2017



Ground Floor



Ground Floor



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.

