



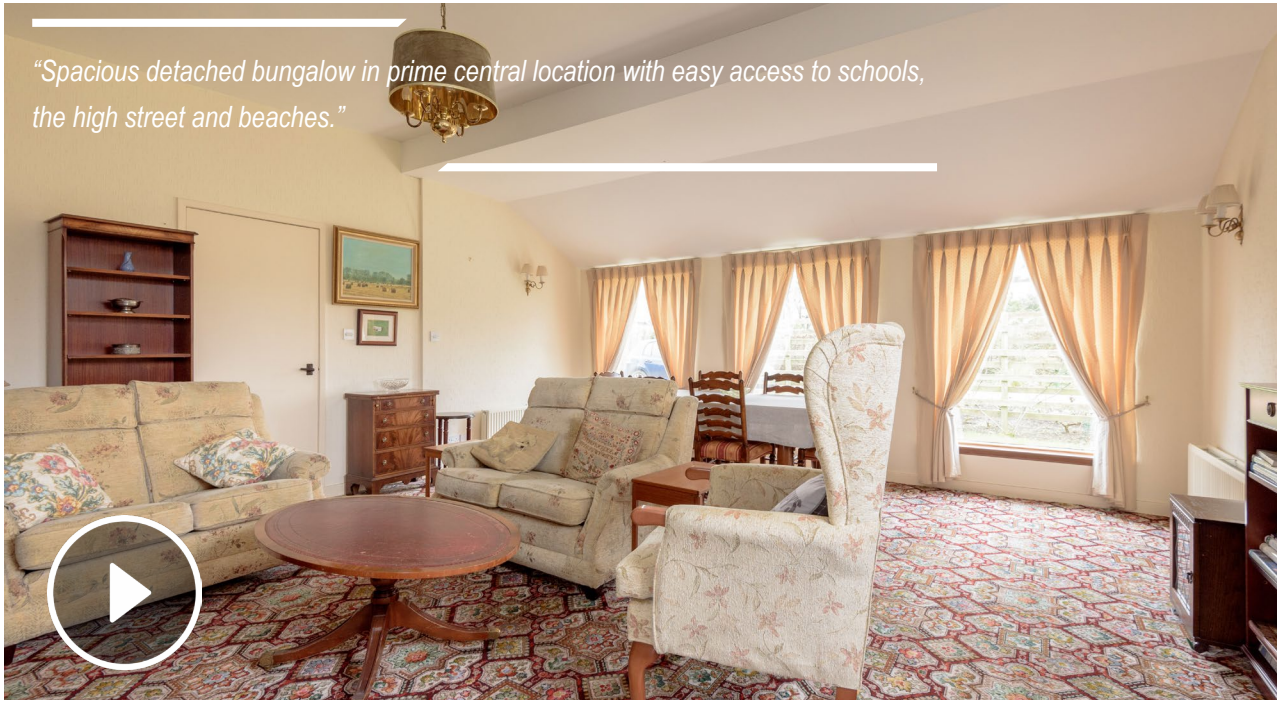
34 St Baldreds Road

NORTH BERWICK, EAST LoTHIAN, EH39 4PY

Property
PARIS STEELE

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"Spacious detached bungalow in prime central location with easy access to schools, the high street and beaches."



PROPERTY DESCRIPTION

Positioned on an established residential street in sought-after North Berwick, this three-bedroom bungalow, which might now benefit from a cosmetic upgrade, presents a fantastic opportunity.

From the carpeted entrance vestibule and hallway (with useful walk-in storage cupboard), you enter a light-filled sitting/dining room with triple south-facing windows overlooking the front of the property. Boasting a generous L-shaped footprint, this carpeted living and reception space allows for a variety of furniture configurations and uses. An appealing focal point is a thoughtfully designed built-in fireplace. The modern kitchen situated to the rear and with garden access through the adjacent utility room, features wall and floor units complemented by black quartz-effect worktops and integrated appliances that include a hob, eye-level grill, and oven.

Three generously proportioned carpeted double bedrooms are light and airy. Each shares access to a well-appointed contemporary shower room equipped with a chrome towel radiator, a hidden cistern WC and a washbasin built into vanity.

Externally the property benefits from an expansive south-facing garden to the front. Bordering the driveway and garage, this features a low-maintenance design of decorative stones, a small lawn, borders, and established hedging. To the rear, there is an aesthetically pleasing combination of lawn, a patio area, and mature hedges.

Within walking distance of local schooling, transport links, the bustling high street and the stunning beach, this property has much to offer a growing or established family.

FIXTURES & FITTINGS

All fitted floor coverings, curtains, blinds and kitchen appliances (oven, fridge and washing machine) will be included in the sale.





PROPERTY FEATURES

- ✧ Three-bedroom bungalow
- ✧ South-facing sitting/dining room
- ✧ Three light and airy double bedrooms
- ✧ Modern kitchen
- ✧ Well-appointed shower room
- ✧ Expansive front and rear gardens
- ✧ Detached garage and driveway
- ✧ Double glazing
- ✧ Gas central heating
- ✧ EPC E
- ✧ Council tax band E

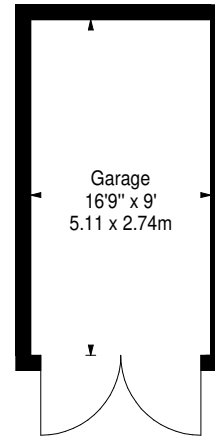
NORTH BERWICK

Consistently voted one of the best places 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 newly renovated 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.

Well-regarded local primary and secondary schooling includes North Berwick High School. Private schooling is available in nearby Haddington, Dunbar, and Musselburgh as well of course in Edinburgh. Commuting to Edinburgh City Centre is easy either by car or with a thirty-minute train journey from North Berwick Train Station.



**St. Baldreds Road,
North Berwick,
East Lothian, EH39 4PY**

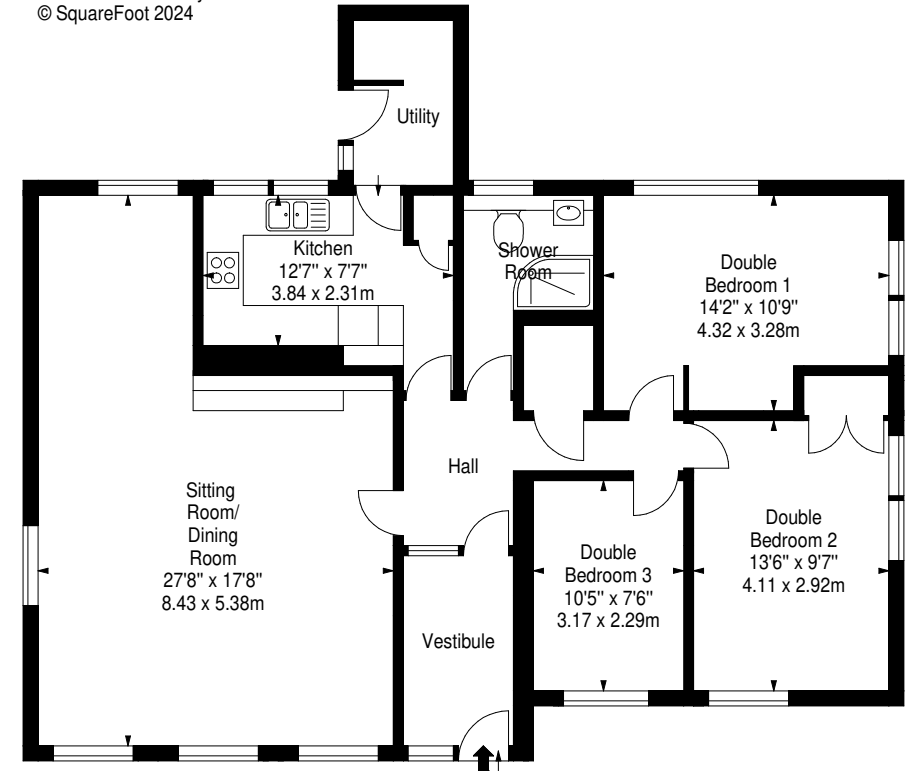


Approx. Gross Internal Area
1161 Sq Ft - 107.86 Sq M

Garage

Approx. Gross Internal Area
151 Sq Ft - 14.03 Sq M

For identification only. Not to scale.
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Let's talk

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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 intending purchasers to satisfy themselves on these matters prior to conclusion of missives. All sizes are approximate.
2. The Home Report and more information for this property is available from 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.

