



# Garage No.2, West Bay Road

NORTH BERWICK, EAST LoTHIAN, EH39 4AR

Property  
**PARIS STEELE**

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## PROPERTY DESCRIPTION

Minutes from North Berwick Beach and High Street, this single-car garage provides excellent off-street parking and/or storage.

## PROPERTY FEATURES

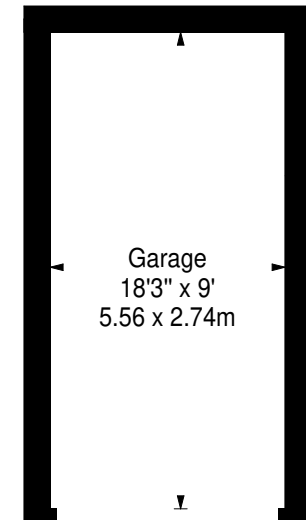
- ▣ Secure single-car garage
- ▣ In a row of six
- ▣ Up-and-over door
- ▣ Communal water
- ▣ Brick built and flat roof
- ▣ Superb location
- ▣ 164 sq.ft

## 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.

Approx. Gross Internal Area  
164 Sq Ft - 15.24 Sq M  
For identification only. Not to scale.  
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Ground Floor

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](http://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](mailto: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.