



## NORTH BERWICK

16 Wishart Avenue

OFFERS OVER £159,000

Viewing by appt tel Agents 01620 892000

### DESCRIPTION

Situated in a convenient location close to the schools and within easy walking distance of the town centre, this superb two bedroom end terraced property has been upgraded by the current owners with the inclusion of a new kitchen and bathroom. There are well maintained front and rear gardens which are paved for ease of maintenance and also a large shed and additional bike storage at the rear. The well presented accommodation comprises on the ground floor - entrance hall with fitted shoe storage and understairs storage cupboard, living room/dining room with windows to the front and to the rear towards North Berwick Law, coal effect gas fire with marble surround and room for a dining table, kitchen with window and door to the rear garden, light wood units with brushed steel handles, pelmet lighting, tiled splashbacks and matching work

## Superb 2 bedroom end terraced house with secluded garden

surfaces, four ring gas hob, electric oven, fitted microwave, fridge/freezer, dishwasher and washing machine and tiled floor; and on the first floor - a carpeted staircase leads to the landing, access hatch to the partially floored loft, master bedroom with large window to the front and fitted wardrobes, double bedroom 2 with fitted wardrobes, additional wardrobe and window to the rear, fully tiled bathroom with window to the rear and a white suite comprising a deep bath with Mira Avent power shower over and shower screen, WHB, WC, heated towel rail and tiled 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 with a Tesco supermarket on the outskirts. 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.

#### GARDEN

The front garden has a low wooden fence to the front and modern style paving leading to the front door, paved for ease of maintenance and there is an excellent selection of shrubs and a seating area. The rear garden is fully paved and has an area of decking, a gate to the side and a large shed with additional bike storage.

#### PARKING

There is ample on street parking.

#### FIXTURES AND FITTINGS

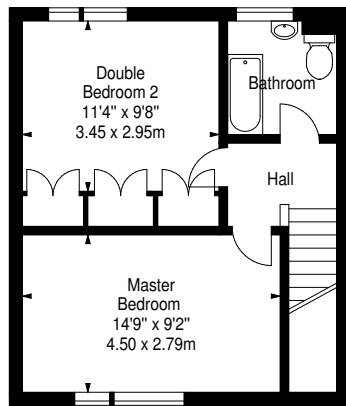
The carpets, blinds and light fittings together with the gas hob, electric oven, chimney style cooker hood, microwave, dishwasher, fridge/freezer, washing machine in the kitchen and the shed in the garden are included in the sale price.

#### SERVICES

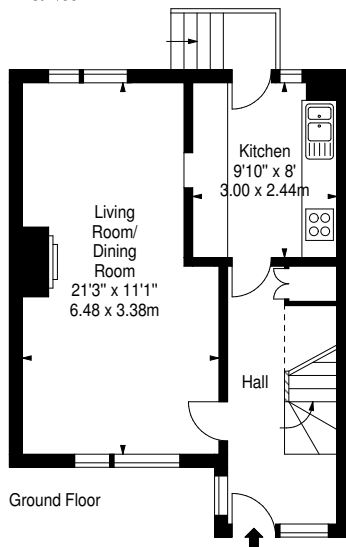
The property benefits from gas central heating and is fully double glazed.

#### EPC RATING D

Approx. Gross Internal Area  
791 Sq Ft - 73.48 Sq M  
Shed  
Approx. Gross Internal Area  
84 Sq Ft - 7.80 Sq M  
For identification only. Not to scale.  
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First Floor



Ground Floor



88 High Street, North Berwick EH39 4HE  
T 01620 892000 F 01620 892500 E mail@eastlothianprimeproperty.com

SIMPSON & MARWICK

### A proactive approach to property sales

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