

SIMPSON & MARWICK

3-5 STATION ROAD, NORTH BERWICK, EAST LOTHIAN, EH39 4AT

EPC D

Stylish coastal living with an established holiday-let opportunity in the heart of North Berwick

Presented in true move-in condition, this outstanding detached bungalow offers stylish contemporary accommodation in a sought-after central North Berwick location. Finished to a high standard throughout, it combines quality fixtures and fittings with a bright, southwest-facing aspect and a versatile layout, making it an ideal permanent home, coastal retreat or short-term letting investment.

The welcoming open-plan kitchen, living and dining room creates an impressive first impression. Crisp décor is complemented by a rustic brick feature wall and attractive herringbone flooring, while dual-aspect windows fill the space with natural light. There is ample room for lounge furniture and dining, with a neatly zoned contemporary kitchen featuring modern cabinetry and downlit work surfaces.

The two double bedrooms are positioned at opposite ends of the property, offering excellent flexibility and privacy. The principal bedroom features a stylish accent wall, built-in wardrobe storage and attic access. The second double bedroom also benefits from a feature wall and an attractive mezzanine level, providing space for additional sleeping accommodation or useful storage.

Completing the accommodation is a high-specification shower room with a hidden-cistern WC, floating washbasin, large fitted mirrors and a generous double walk-in shower enclosure. Further benefits include gas-fired underfloor heating throughout the property.

A particularly appealing feature is the property's existing short-term let provision. It benefits from a short-term let licence expiring on 9 October 2029 and a certificate of lawfulness permitting operation as a





short-term let for a maximum of four occupants. The existing licence may be transferable to a purchaser through East Lothian Council's transfer process, subject to council approval. Currently operating as an Airbnb, it offers an attractive opportunity for buyers interested in holiday letting.

LOCATION

Centrally positioned in North Berwick, the property is within easy walking distance of the railway station and beautiful sandy beaches. The town offers independent

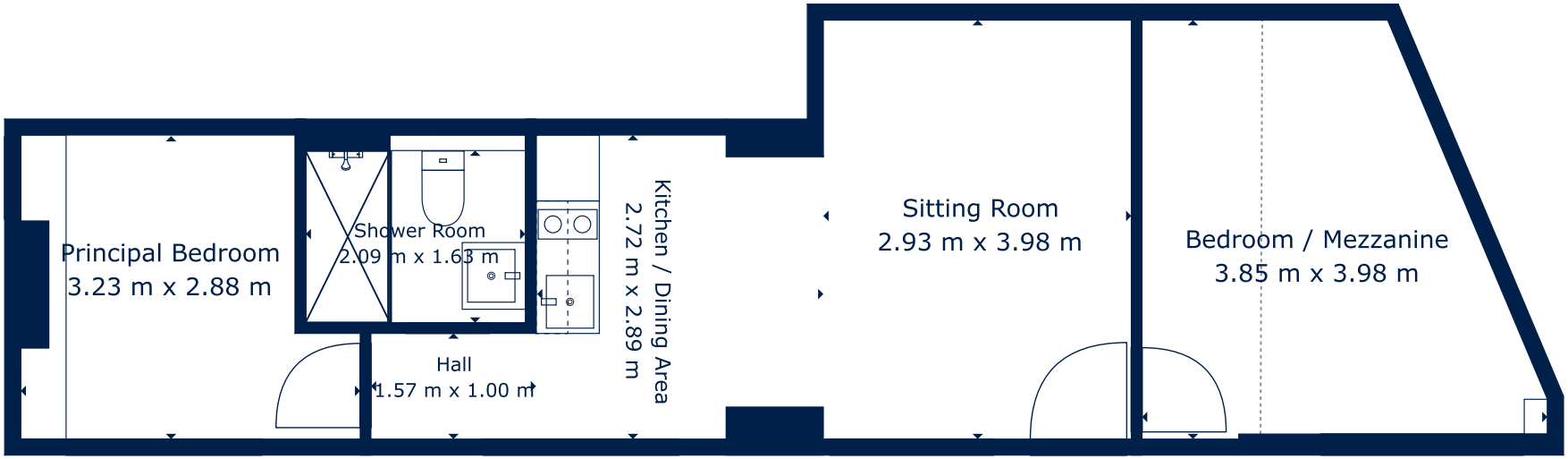




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Approx. Gross Internal Area:
495.14 Sq Ft (46 Sq M)



For Identification purposes only.
Not to scale.

Edinburgh
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01224 606210