



**lindsays**

**20C West Bay Road**  
North Berwick, East Lothian EH39 4AW

*"Rarely available end terraced house with stunning sea views, garden and parking"*

- Exceptional position within North Berwick
- Outstanding sea views
- Sitting/dining room
- Dining Kitchen
- Master bedroom with en-suite shower room
- Two further double bedrooms
- Drawing room/bedroom four
- Bathroom
- Garden
- Off-street parking

EPC Rating E

**OFFERS OVER £750,000**



## Description

Quietly positioned in one of North Berwick's most sought-after streets, 20C West Bay Road is a rarely available 'C' Listed end-terraced house over three floors overlooking the golf course. It benefits from outstanding sea views, south facing front garden and off street parking to the rear. Entered via a vestibule into a welcoming hallway the ground floor houses a spacious dining kitchen to the front, a useful WC off the hallway and charming sitting room to the rear which enjoys the stunning sea views. On the first floor is the master bedroom with en-suite bathroom and separate shower as well as the drawing room which could also be utilised as an additional fourth bedroom if required. The top floor has two further bedrooms and the family bathroom. Externally, the property benefits from a well-maintained garden to the front as well as parking for two vehicles to the rear. Of particular note are the aforementioned far reaching views which extend over the golf course to the beach, the Bass Rock and beyond.

## Area

Some 24 miles east of Edinburgh with an excellent commuter train service, North Berwick, with its two wide beaches, harbour and fine links golf courses, is favoured by those who may work in Edinburgh but appreciate the tranquility of living in a well settled community on the East Lothian coast. The local schools, which are of high academic reputation, bustling High Street, sports centre with swimming pool and the Scottish Seabird Centre, make North Berwick one of East Lothian's most popular residential areas to live.

## Viewing

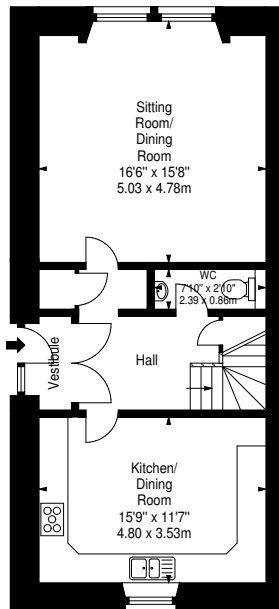
By appointment with Lindsays Tel. 01620 89 3481.



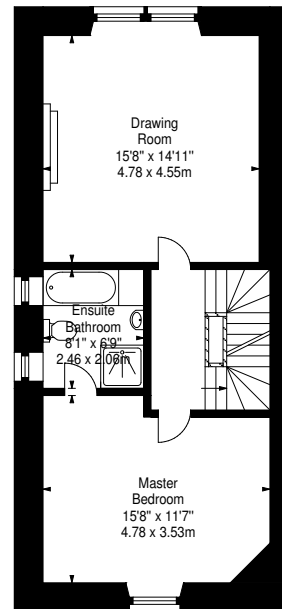
**West Bay Road,  
North Berwick, EH39 4AW**



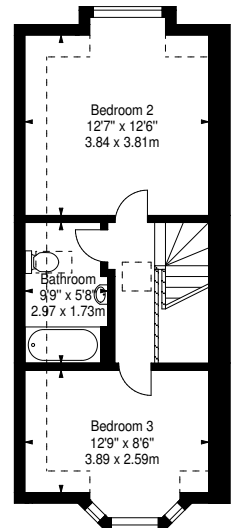
Approx. Gross Internal Area  
1631 Sq Ft - 151.52 Sq M  
For identification only. Not to scale.  
© SquareFoot 2017



Ground Floor



First Floor



Second Floor

**T:** 01620 893 481 **E:** northberwick@lindsays.co.uk **W:** lindsays.co.uk

Prospective purchasers are requested to note formal interest with Lindsays as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate.