



58 IBRIS PLACE

North Berwick, East Lothian, EH39 4DF.



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A stylish and contemporary 3-bedroom Mews house, with enclosed courtyard garden, terrace and balcony, with one nominated car parking space and within close proximity of North Berwick's train station and amenities.

Gullane 4 miles, Edinburgh 24 miles, Edinburgh Airport 32 miles
(All distances are approximate).

Summary of Accommodation:

Ground Floor: Entrance Vestibule, Entrance Hall, Sunroom, Principal Bedroom and En Suite Shower, Two further Double Bedroom's, a Family Bathroom, Utility Cupboard and Storage Cupboards.

First Floor: Open Plan Sitting/Kitchen/Dining Room, with access to Terrace and Balcony.

Garden: A rear courtyard garden accessed from both ground and first floor level.

Parking: A nominated car parking space.



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Situation:

58 Ibris Place is situated within close proximity of North Berwick's train station and high street, offering an accessible location to both town and the beach. North Berwick lies on the East Lothian coast with spectacular cliffs to its east and sweeping beaches to the west. The town has a bustling High Street with a wide range of independent retailers as well as national multiples. There is a good local primary school and a highly regarded High School which consistently scores well in national league tables. East Lothian also has a wide range of private schools including Loretto in Musselburgh, The Compass in Haddington and Belhaven Hill in Dunbar.

North Berwick has two excellent golf courses, a yacht club, rugby club, tennis club, sports centre with swimming pool, a variety of restaurants and cafes. There is a luxury spa, gym and leisure club at the nearby Marine Hotel. The town also plays host to the immensely popular Fringe by the Sea festival. Edinburgh can be reached by car, or by a well timetabled train service from North Berwick to Waverley Station in the city centre. It is little surprise that this affluent coastal town is regularly voted best seaside town/ place to live in Scotland amidst such glorious scenery and is regarded as the ideal base for those that wish to enjoy all that East Lothian has to offer.

Description:

58 Ibris Place is approached via a shared road arriving to a nominated car parking space in front of the house. The house is terraced and is situated within a quiet cul de sac featuring a white render façade beneath a pantile roof and offers comfortable accommodation over its two floors.



The front door opens to a welcoming entrance vestibule and sunroom, with a further door opening to the entrance hall which gives access to the principal bedroom with en suite shower room, two further double bedrooms, a family bathroom and two storage cupboards. The principal bedroom is a generous size with built in wardrobes, access to the sunroom and it's own en suite shower room, which features a walk in shower cubicle, wc and wash hand basin. To the rear of the property lies two further double bedrooms, one with access out into the rear courtyard. Completing the accommodation on the ground floor is a family bathroom with bath, separate walk-in shower cubicle wc and wash hand basin.

Stairs ascend from the ground floor to a spectacular open plan kitchen-sitting-dining room, that is bathed in natural light from Velux windows above and offers direct access out onto a terrace and balcony, with extensive built in shelving and storage. The sitting and dining area are cleverly subdivided by low-level built-in drawers, with the sitting area looking out over the terrace. The kitchen has a range of wall and base mounted units with wooden work surfaces and a central island. Modern appliances include an integrated oven, microwave oven, induction hob, wine fridge, fridge/freezer and dishwasher, with a further cupboard housing the gas boiler.

Garden:

The property boasts three external area's, a rear courtyard garden, terrace and balcony. The courtyard garden is enclosed behind a high stone wall offering privacy, with a raised flower bed and paved patio area perfect for alfresco dining. A spiral staircase ascends to the balcony on the first floor giving access to the open plan kitchen-sitting-dining area. The terrace also situated on the first floor commands beautiful views over North Berwick's skyline with a glimpse of Bass Rock in the distance.

GENERAL REMARKS AND INFORMATION:

Fixtures and Fittings:

Only items specifically mentioned in the Particulars of Sale are included in the sale price.

Services:

Mains electricity, water, drainage and gas with gas fired central heating.

Viewing:

Strictly by appointment only with Rettie & Co. 0131 220 4160. Email: mail@rettie.co.uk.



Satellite Navigation:

For the benefit of those with satellite navigation the property's postcode is EH39 4DF.

EPC: Band C**Local Authority:**

East Lothian Council, John Muir House, Brewery Park, Haddington, East Lothian EH41 3HA.
Tel: 01620 827 827.

Council Tax Band:

Band – F.

Entry and Vacant Possession:

Entry and vacant possession will be by mutual agreement.

Home Report:

A Home Report incorporating a Single Survey, Energy Performance Certificate and Property Questionnaire is available for parties genuinely interested in this property. Please contact us, either by telephone or via the website entry for this property, to request a copy. No charge is made for electronic copies; a paper copy can also be made available from our offices or by post, at a charge of £20 to cover reproduction and administrative costs.

Particulars and Plans:

These particulars and plan are believed to be correct, but they are in no way guaranteed. Any error, omission or misstatement shall not annul the sale or entitle any party to compensation nor in any circumstances give grounds for action at law.

Offers:

Offers should be submitted in Scottish Legal Form to the selling agents Rettie & Co at 11 Wemyss Place, Edinburgh, EH3 6DH. A closing date by which offers must be submitted may be fixed later. Please note that interested parties are advised to register their interest with the selling agents in order that they may be advised should a closing date be set. The seller reserves the right to accept any offer at any time.

Servitude Rights, Burdens & Wayleaves:

The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas, and other pipes whether contained in the title deeds or informally constituted and whether or not referred to above.



Important Notice:

Rettie & Co, their clients, and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either in writing or by word of mouth. Any information given is entirely without responsibility on the part of the agents or the sellers. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and it should not be assumed that the property remains as photographed. Any error, omission or mis-statement shall not annul the sale or entitle any party to compensation or recourse to action at law. It should not be assumed that the property has all necessary planning, building regulation or other consents, including for its current use. Rettie & Co. have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise and ought to seek their own professional advice.

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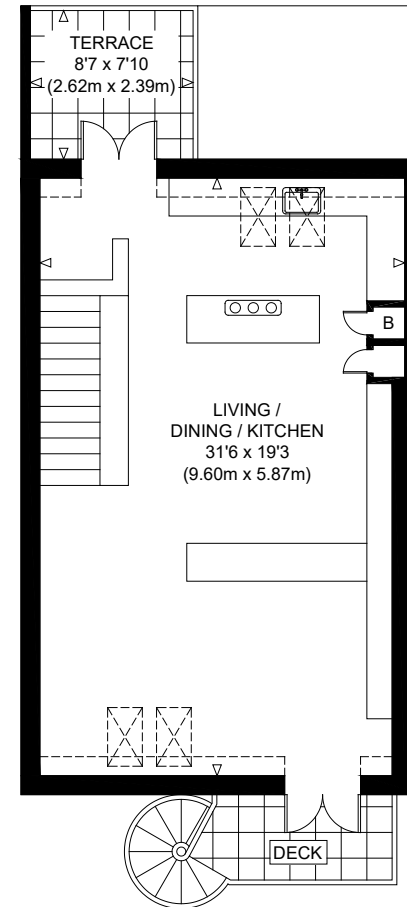
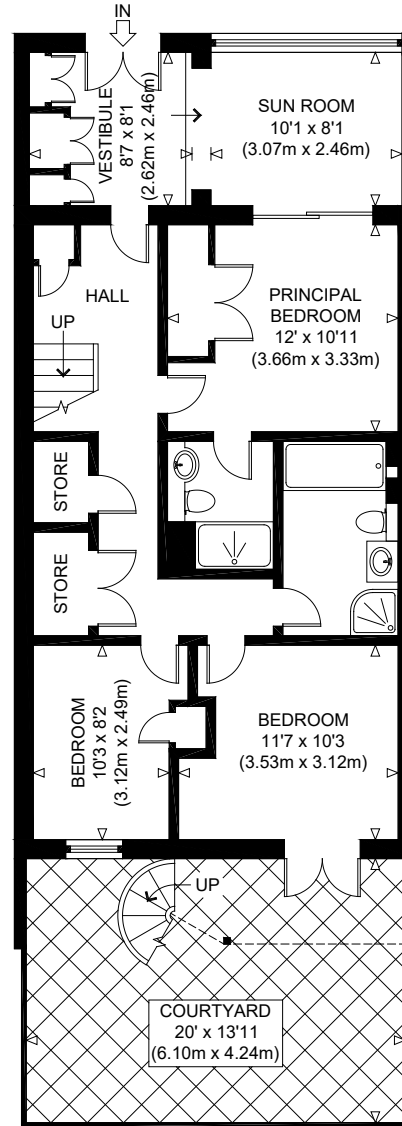


RETTIE

☎ 0131 624 4183

✉ mail@rettie.co.uk

🏠 11 Wemyss Place
Edinburgh
EH3 6DH



IBRIS PLACE

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1394 SQ FT / 129.6 SQ M

All measurements and fixtures including doors and windows
are approximate and should be independently verified.

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Proof and Source of Funds/Anti Money Laundering Under the HMRC Anti Money Laundering legislation all offers to purchase a property on a cash basis or subject to mortgage require evidence of source of funds. This may include evidence of bank statements/funding source, mortgage or confirmation from a solicitor the purchaser has the funds to conclude the transaction. All individuals involved in the transaction are required to produce proof of identity and proof of address. This is acceptable either as original or certified documents.

RETTIE

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