



2 VICTORIA ROAD

North Berwick, East Lothian EH39 4JL



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A charming 4-bedroom terraced cottage in the popular coastal town of North Berwick, situated in a highly sought after position along Victoria Road close to East & West Beach as well as the harbour

Gullane 4 miles, Haddington 9 miles, Dunbar 12 miles, Edinburgh City Centre 24 miles, Edinburgh Airport 33 miles (all distances are approximate)

Summary of Accommodation

Ground Floor:

Entrance Hall, Three Double Bedrooms and a Family Shower Room

First Floor:

Landing, Open Plan Kitchen/Living Room, Double Bedroom and a Family Bathroom

Courtyard:

Small external courtyard to the rear of the property



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Situation:

North Berwick lies on the striking East Lothian coastline with spectacular cliff formations to the east and sweeping sandy beaches to the west. The town has a bustling High Street with a wide range of independent retailers as well as national multiples, alongside a variety of cafés and restaurants. There are excellent local primary and secondary schools in the area, with the highly regarded North Berwick High School consistently scoring well in national league tables. Other private schools nearby include the well-known prep school Belhaven Hill in Dunbar, the Compass School in Haddington and Loretto in Musselburgh, together with a number of highly rated Edinburgh schools in the city.

For the keen golfer, North Berwick has two excellent golf courses as well as several other prestigious links courses nearby. These include Muirfield, The Renaissance Club, Archerfield, Gullane and Luffness. However, for those interested in other sporting pursuits, the town also has a yacht club, rugby club, tennis courts, sports centre with swimming pool, and a luxury spa, gym and leisure club at the nearby Marine Hotel.

Edinburgh can be reached in around 45 minutes by car or 30 minutes by train, with services from North Berwick to Edinburgh's Waverley Station every 30 minutes at peak times.

Consequently, it is little surprise that this affluent coastal town, amidst such glorious scenery, is regarded as the ideal base for those that wish to enjoy all that East Lothian has to offer.



Description:

2 Victoria Road is a charming 4-bedroom terraced cottage dating from the early 19th century, of red sandstone construction under a red pantile roof. The category C listed property boasts a picturesque Georgian symmetrical frontage with various period features retained within the home to include sash and case windows, working shutters and ornate cornicing, with a later wood burning stove providing a nice focal point within the kitchen/sitting room.

Positioned at the end of Victoria Road, spanning the corner of Melbourne Place, the house is ideally positioned in a highly sought after location within walking distance to both East and West Beach, the historic harbour, as well as North Berwick's popular high street. Not only would 2 Victoria Road make an ideal principal home, but it would also serve as an ideal low maintenance 'lock-up-and-leave' secondary residence by the coast, or potentially as a lucrative holiday let (subject to obtaining the correct council licence).

The property benefits from a lovely open plan kitchen living room on the first floor with dual aspect astragal glazed windows spanning the corner of the building which flood the room with natural light. An attractive wood burning stove provides a central focal point to the room and there are a range of wall and floor mounted units within the kitchen that incorporate various Siemens integrated appliances – including an oven with 4 ring electric hob, tall fridge freezer, dishwasher and microwave.

A double bedroom resides adjacent alongside a family bathroom with good integrated store cupboards, a shower over bath, countertop washbasin and a WC. To the ground floor there are three further double bedrooms alongside a shower room, with a utility space for a washing machine in the rear hall and an under stairs stone store which houses the gas boiler.

A side door at the rear of the house provides direct access to a small, paved courtyard which is currently utilised as a bin store.



GENERAL REMARKS AND INFORMATION:

Fixtures and Fittings

Only items specifically mentioned in the Particulars of Sale are included in the sale price. The sale will include all fixtures and fitting, integrated appliances and white goods.

Services

Mains electricity, gas, drainage and water.

Viewing

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

Satellite Navigation

For the benefit of those with satellite navigation the postcode for the property is EH39 4JL.

EPC Rating – Band D

Local Authority

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

Council Tax – Band E

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 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, their clients, and any joint agents give notice that:

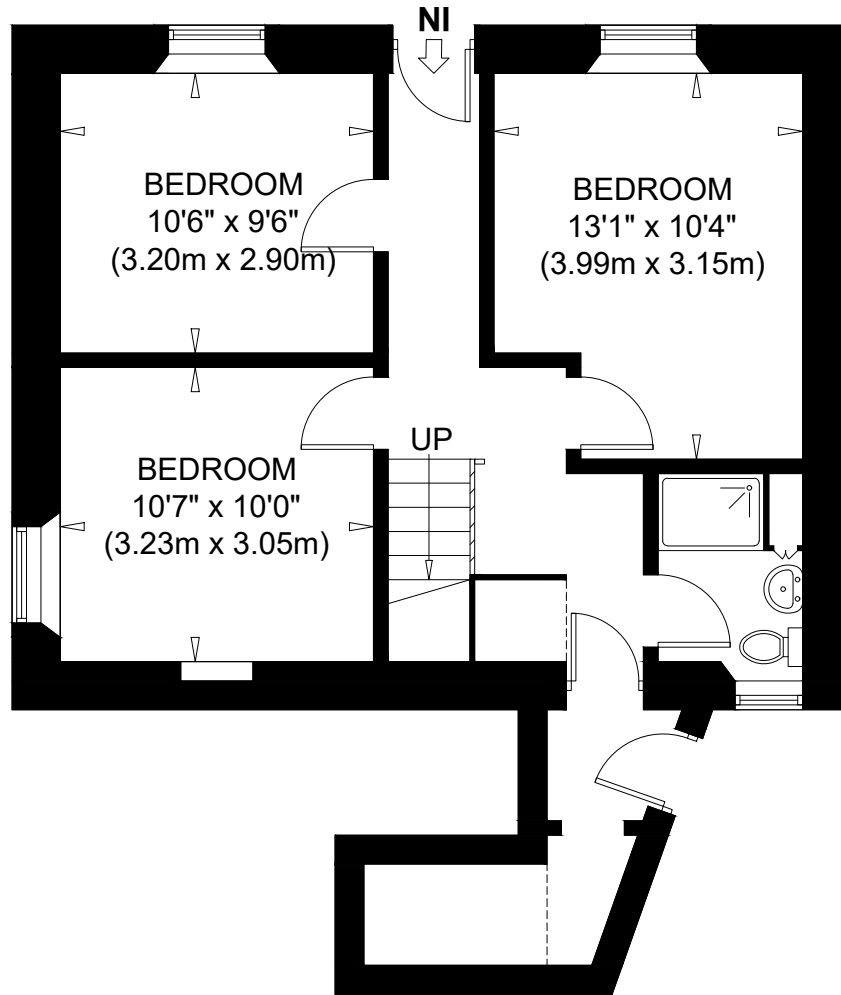
1. They are not authorised to make or give any representations or warranties in relation to the property either in writing or by word of mouth. Any information given is entirely without responsibility on the part of the agents or the sellers. These particulars do not form part of any offer or contract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

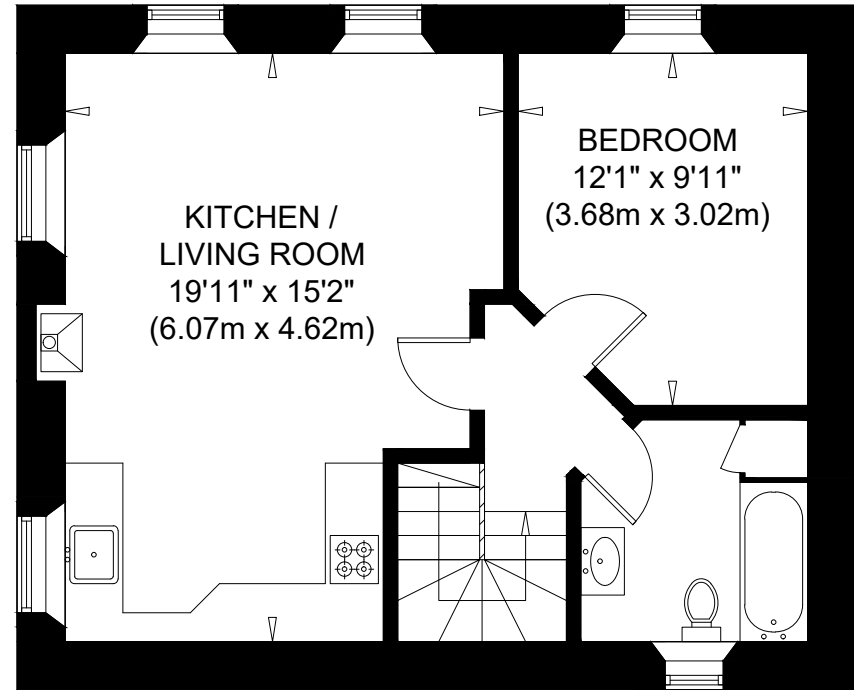
3. All descriptions or references to condition are given in good faith only. Whilst every endeavour is made to ensure accuracy, please check with us on any points of particular importance to you, especially if intending to travel some distance. No responsibility can be accepted for expenses incurred in inspecting properties, which have been sold or withdrawn.





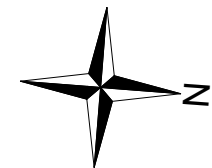


GROUND FLOOR
 GROSS INTERNAL
 FLOOR AREA 52.5 SQ M / 565 SQ FT



FIRST FLOOR
 GROSS INTERNAL
 FLOOR AREA 47 SQ M / 624 SQ FT

VICTORIA ROAD
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA = 99.5 SQ M / 1189 SQ FT
 All measurements and fixtures including doors and windows are approximate and should be independently verified.
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