

24 Pilgrims Way

NORTH BERWICK, EAST LOTHIAN, EH39 5QB



A BEAUTIFULLY PRESENTED THREE-BEDROOM SEMI-DETACHED HOME



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Nestled in the sought-after coastal town of North Berwick, this stunning three-bedroom semi-detached home on Pilgrims Way is presented in immaculate condition. Built in 2017, the property offers modern living in a peaceful setting.

Step through the front door and into the bright and spacious living room, featuring an elegant electric fireplace that creates a cosy ambience. At the end of



the hallway, the stylish open-plan kitchen/diner awaits, boasting a contemporary design with a gas hob, oven, integrated fridge/freezer, and dishwasher. With ample storage and worktop space, this kitchen is perfect for both everyday meals and entertaining. The dining area comfortably accommodates a full suite and enjoys natural light from the French doors that open onto the well-sized rear garden. A convenient cloakroom and under-stair storage complete the ground floor.





Upstairs, you'll find three well-proportioned double bedrooms, with two benefiting from integrated wardrobes. The principal bedroom is a stand out feature, offering a private three-piece en-suite. A sleek three-piece family bathroom serves the remaining rooms.







Bedroom 2

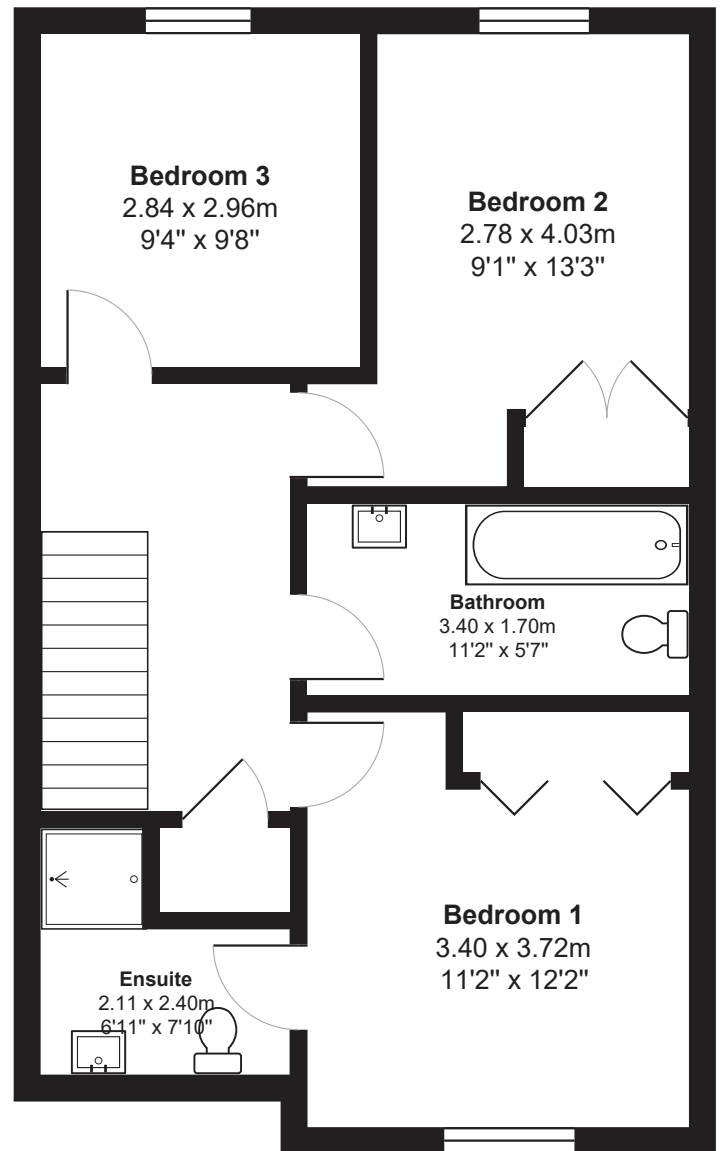
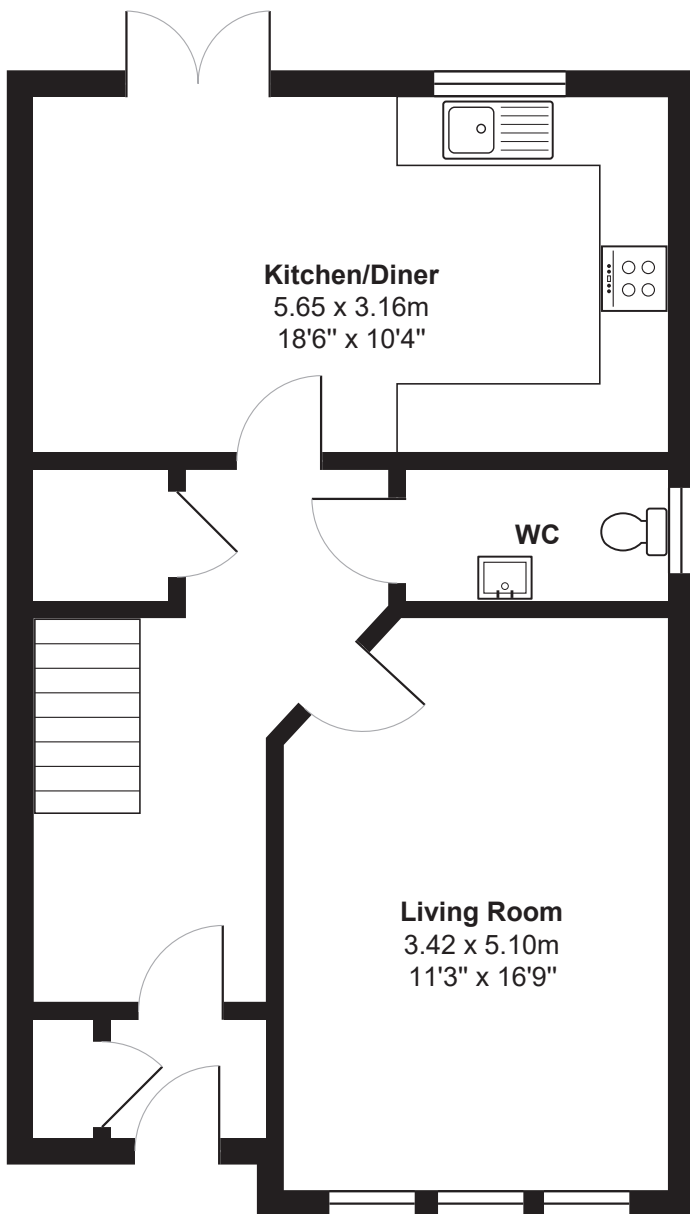




Bedroom 3







Gross internal floor area (m²): 108m²

EPC Rating: C

Floor Plan

Externally, the property boasts a generous rear garden, ideal for outdoor enjoyment, while private parking spaces at the back ensure added convenience.

This fantastic home is perfect for families or those looking to settle in a vibrant seaside town, offering a blend of modern comfort and coastal charm.







On the southern shore of the Firth of Forth, 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. From its picturesque 12th century harbour Milsey Bay stretches to the east and Berwick Bay to the west, both beautiful sandy beaches with stunning views to the Bass Rock, Craigleith, Fidra and beyond to the Fife coast.

The town has much to offer with a wide range of recreational activities including the award-winning Seabird Centre, The Yacht Club, boat trips to the Bass Rock and its famous gannet colony, tennis courts and a sports centre with a swimming pool to name but a few. For the golf enthusiast, The Glen and The West Links are close at hand with many others in the immediate area including Gullane, Archerfield, Whitekirk, Craigielaw and The Open Championship Course at Muirfield. North Berwick has a busy high street, with a wide range of local shops and restaurants and there is a Tesco and Aldi supermarket on the outskirts. The surrounding East Lothian countryside and stunning coastline provide many enjoyable walks and the magnificent view on offer from the top of North Berwick Law is well worth the climb. Convenient for the commuter North Berwick has regular rail links and bus services to Edinburgh and the A1 provides easy access by car to the city (40 minutes), the bypass, the M8 and M9 motorway networks and the airport.



Image credit: <https://www.ordnancesurvey.co.uk/osmaps/>

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