

4 Highfield Road

NORTH BERWICK, EAST LoTHIAN, EH39 4BW



*THREE BEDROOM RED SANDSTONE BUNGALOW
IN THE COASTAL TOWN OF NORTH BERWICK*



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McEwan Fraser is delighted to present this rarely available red sandstone bungalow to the market. Offered to the market chain free, the property has been in the current owners' family for nearly 60 years and has only been sold on the open market once before. The property retains its original footprint and sits on a generous plot in a highly sought-after residential area. Currently offering flexible accommodation with up to three double bedrooms, there is excellent long-term potential to extend the property subject to local authority consent.

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Internal accommodation is focused on a spacious living room which offers plenty of floor space for a variety of different furniture configurations. The living room is flooded with natural light from a bay window that overlooks the front garden and includes double-glazed sash windows. While the fireplace provides a natural focal point, the space on offer will give the new owner plenty of flexibility to create their ideal entertaining space.





A door from the living room opens into the well-appointed kitchen. The kitchen offers a range of high gloss base and wall-mounted units topped with contrasting work surfaces. There is ample prep and storage space alongside an integrated hob and oven. Space is provided for further free-standing appliances.







The principal bedroom is across the hall from the living room, also overlooking the front garden. This bedroom enjoys similar proportions to the main living room and can happily accommodate a full suite of bedroom furniture. Two further double bedrooms overlook the rear garden.





Bedroom 2





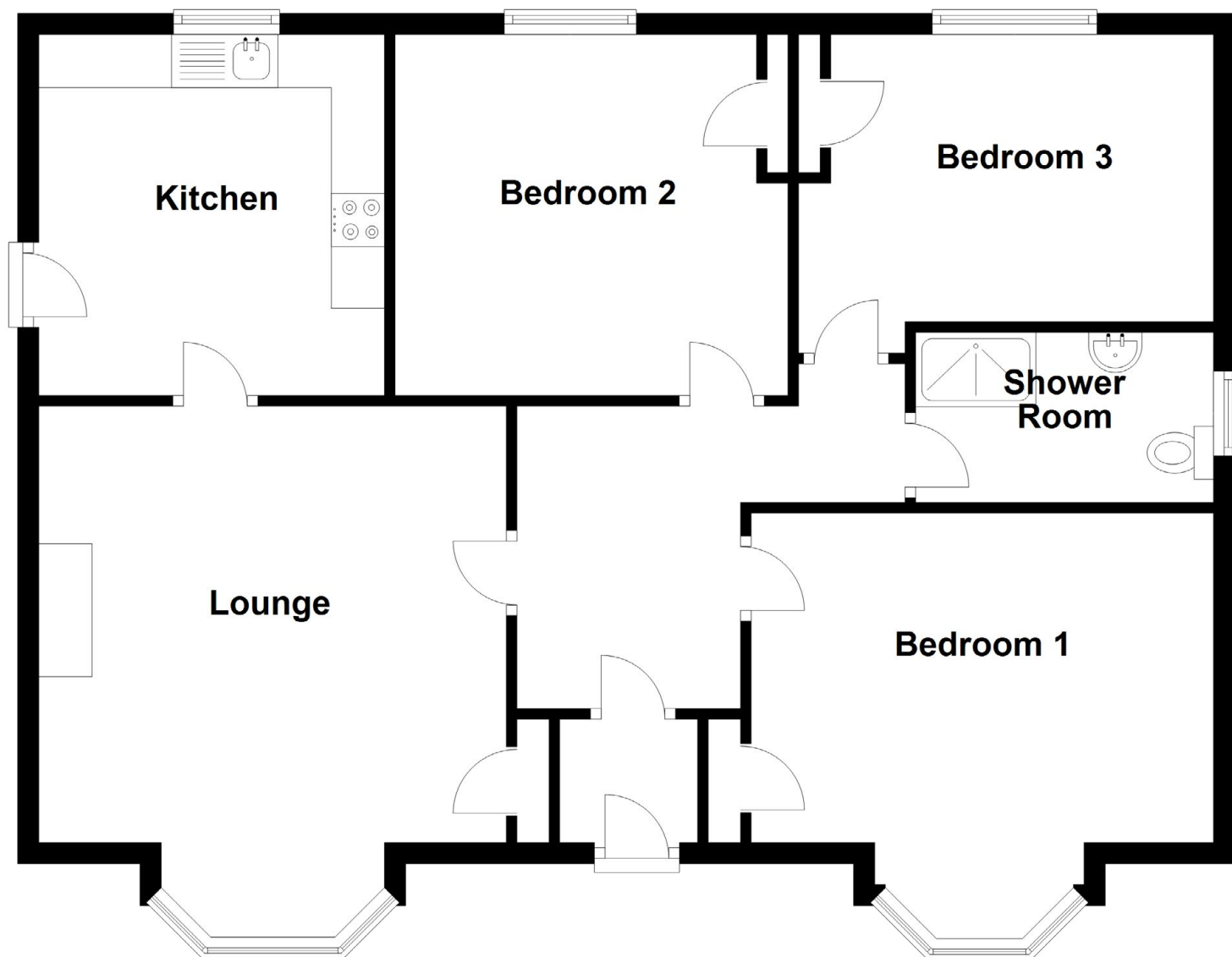
Bedroom 3





The internal accommodation is completed by a spacious shower room which includes a white suite and large shower. There is plenty of space for a more traditional bathroom suite if needed.





Approximate Dimensions

(Taken from the widest point)

Lounge	5.00m (16'5") x 4.40m (14'5")
Kitchen	3.40m (11'2") x 3.25m (10'8")
Bedroom 1	4.10m (13'5") x 3.80m (12'6")
Bedroom 2	3.70m (12'2") x 3.40m (11'2")
Bedroom 3	3.90m (12'10") x 2.70m (8'10")
Shower Room	2.80m (9'2") x 1.60m (5'3")

Gross internal floor area (m²): 92m²

EPC Rating: D



Externally, the property sits back from the street behind a low fence that encloses the front garden. Double gates open to a private driveway and the front garden is a largely laid to lawn surrounded by mature flower beds. To the rear of the property, there is a large deck immediately adjacent to the kitchen. Beyond this, there is an extensive manicured lawn which is bordered to both sides by mature hedges. The extensive garden means that should the property be extended, there would be no practical loss of amenity. Viewing is absolutely essential to fully appreciate this lovely home.

The Location



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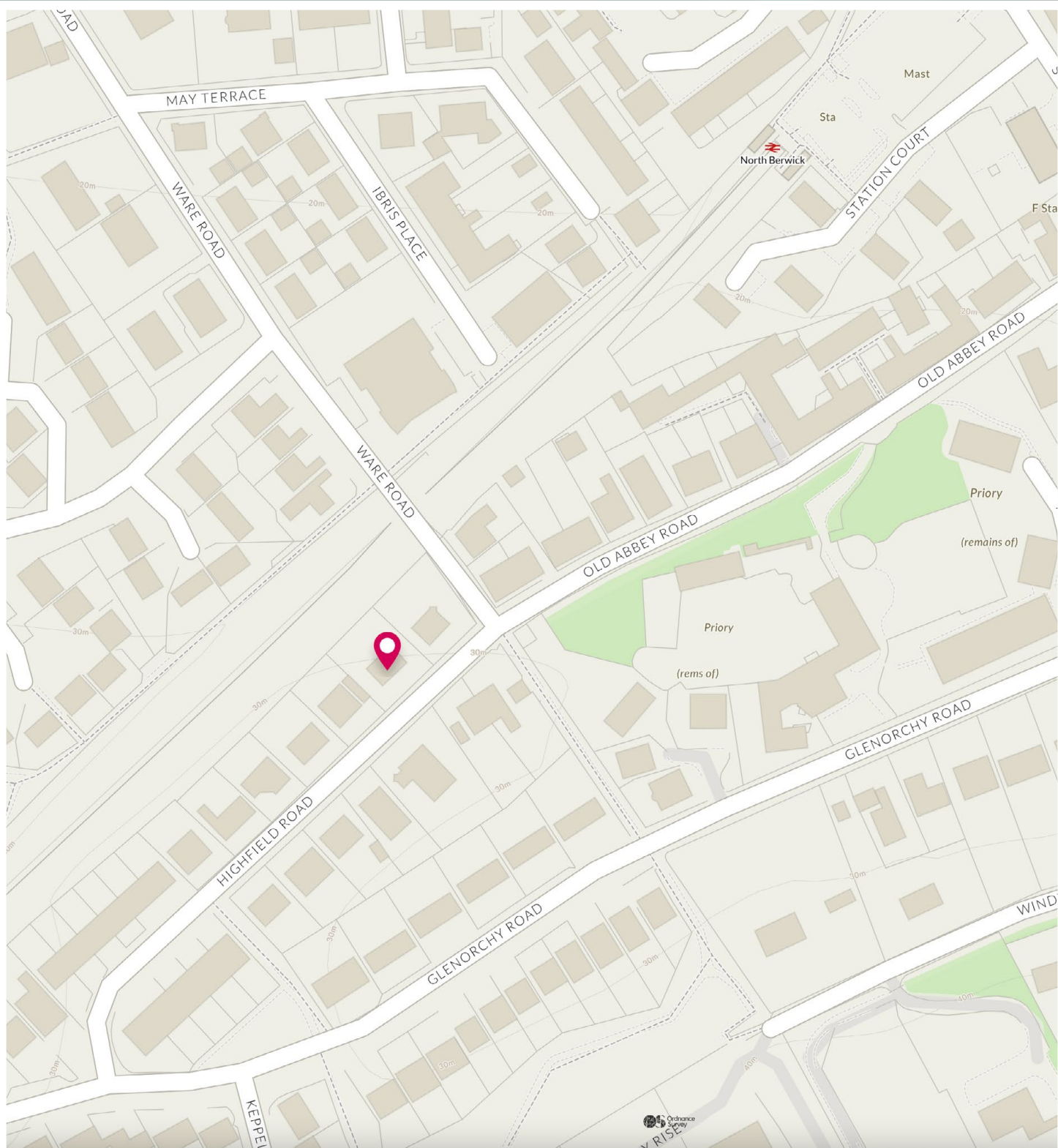


On the southern shore of the Firth of Forth, North Berwick lies on the East Lothian coast within easy commuting distance of Edinburgh and is one of the most sought-after towns in the county. From its picturesque 12th century harbour Milsey Bay stretches to the east and Berwick Bay to the west, both beautiful 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 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.







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