

Particularly attractive detached family home

In a sought after residential location

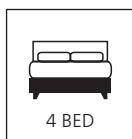


9 Smileyknowes Court

North Berwick, East Lothian, EH39 4RG



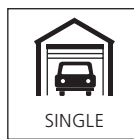
Scan Here!



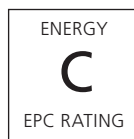
4 BED



2 BATH + WC



SINGLE



ENERGY

C

EPC RATING

North Berwick

EAST LoTHIAN

North Berwick is a small town situated in the County of East Lothian on the banks of the River Forth. The property is within easy commuting distance of Edinburgh via the Musselburgh by-pass. The journey here will take approximately half an hour by car and there is of course, an excellent bus service close to hand. The train station is only a five minute walk away where there is good train services direct to the Waverley Station, a journey which will take approximately thirty-five minutes. North Berwick offers a wide range of shops and facilities, which will provide every possible daily requirement as well as the usual banking, building society and post office services. Excellent schooling is provided within the town at both primary

and secondary levels, with the latter provided by the much sought after North Berwick High School.

Leisure facilities include a variety of water sports on the Firth of Forth and there are excellent golf courses along the East coast as well as in North Berwick. The championship course at Muirfield as well as other Links golf courses are world famous. Beautiful sandy beaches provide pleasant walks along the banks of the Forth. Edinburgh's City Bypass links up with the Musselburgh By-pass giving direct access to all major trunk routes throughout Scotland. The M8 and the M9 north to Stirling as well as the Forth Road Bridge are all often less than fifty minutes away.



"...A *spacious* CONSERVATORY THAT PROVIDES ACCESS TO THE *rear garden*..."



Smiley Knowes Court

NORTH BERWICK



We are delighted to bring to the market this particularly spacious four bedroom detached home in a sought after residential location. The property briefly comprises entrance hall, bright and airy lounge come diner which leads onto a spacious conservatory that provides access to the rear garden, a fully fitted kitchen benefiting from wall and base units. A large study area downstairs as well as a WC completes this level.

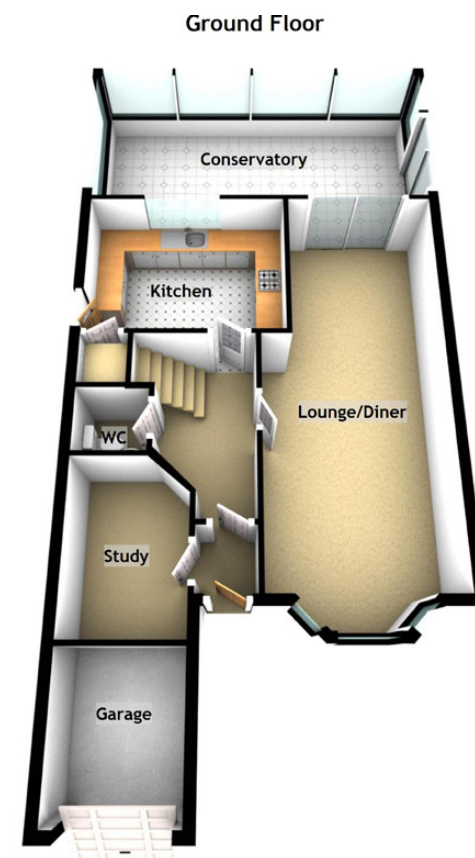
A master bedroom with built in storage cupboard and a three piece part tiled shower en-suite, three further double

bedrooms and finally a three piece family bathroom.

Externally there are garden grounds to the front and rear. The rear garden is fully enclosed and is well maintained by the current owner. The front garden provides off street parking for two cars and a further garage which has been half converted and now used as a storage space.

The property further benefits from gas central heating and double glazed window units throughout to ensure a cosy yet cost effective living environment.





Bedrooms & Bathrooms



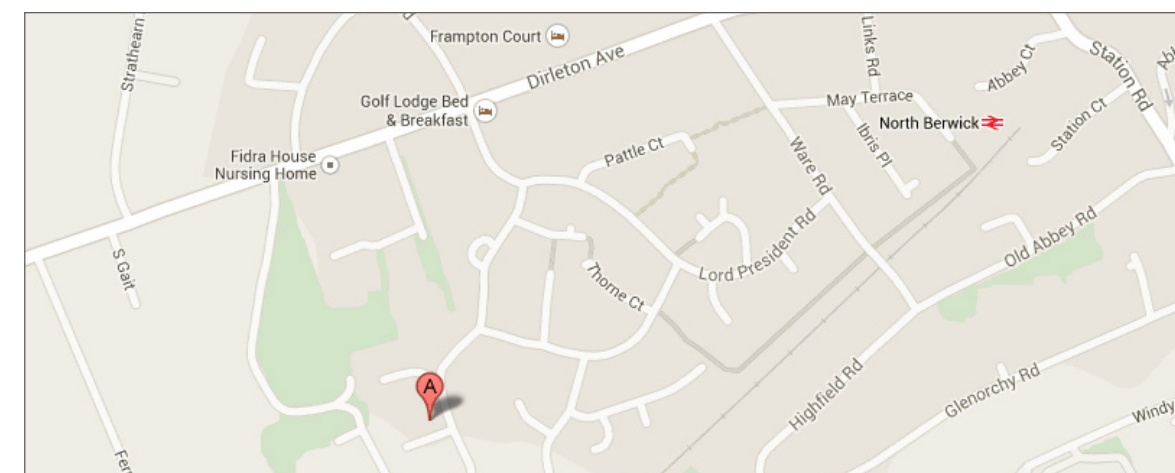
Approximate Dimensions
(Taken from the widest point)

Lounge/Diner	7.81m (25'7") x 3.37m (11'1")
Kitchen	4.30m (14'1") x 2.90m (9'6")
Conservatory	6.70m (22') x 3.12m (10'3")
Study	3.05m (10') x 2.09m (6'10")
Bedroom 1	4.03m (13'3") x 3.33m (10'11")
En-suite	2.14m (7') x 1.25m (4'1")
Bedroom 2	3.18m (10'5") x 2.80m (9'2")

Bedroom 3	2.89m (9'6") x 2.53m (8'4")
Bedroom 4	2.95m (9'8") x 2.42m (7'11")
Bathroom	2.03m (6'8") x 1.83m (6')
WC	1.32m (4'4") x 0.98m (3'3")

Extras
(Included in the sale)

Floor coverings, light fittings and blinds.





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Part Exchange

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Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers.

Disclaimer - These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed. Buyers must satisfy themselves for the accuracy and authenticity of the schedule and should always visit the property to satisfy themselves of the properties suitability. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only.



Text and description
LYNDSAY GOWANS
Surveyor



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PHILIP STEWART
Photographer



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Senior Designer