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#### HOUSE SALES

If you have a house to sell, we provide free pre-sales advice, including valuation. We will visit your home and discuss in detail all aspects of selling and buying, including costs and marketing strategy, and will explain GSB Properties' comprehensive services.

1. While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.
2. Interested parties are advised to note interest through their solicitor as soon as possible in order to be kept informed should a Closing Date be set. The seller will not be bound to accept the highest or any offer.

# GSB PROPERTIES

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NORTH BERWICK  
 31 SMILEYKNOWES COURT  
**OFFERS AROUND £300,000**



## NORTH BERWICK 31 SMILEYKNOWES COURT

**OFFERS AROUND £300,000**

**ATTRACTIVE DETACHED  
CHALET STYLE VILLA  
EXCLUSIVE RESIDENTIAL AREA**

**ENTRANCE HALL  
CLOAKROOM  
LOUNGE WITH BAY WINDOW  
FITTED KITCHEN  
DINING ROOM  
3 DOUBLE BEDROOMS  
EN-SUITE SHOWER ROOM  
FAMILY BATHROOM  
LOVELY GARDEN  
DRIVEWAY  
GAS CENTRAL HEATING  
DOUBLE GLAZING**

### General Description

Smileyknowes Court is a highly desirable residential area situated on the southwest edge of North Berwick and the property enjoys a quiet cul-de-sac location with pleasant views to the front and with open aspects to the sea and Fife coastline to the back.

North Berwick is an extremely popular seaside and commuter town centred around its picturesque harbour and two sandy beaches. It provides excellent shopping facilities, schooling for all ages and a wide range of leisure and recreational facilities. These include a sports centre, swimming pool, two first class links golf courses, various water sports based on the harbour and a wide range of leisure and community clubs. The town is within comfortable commuting distance of Edinburgh either by car or by regular train service from the local station. East Lothian's beautiful countryside is on the doorstep and there are pleasant coastal walks to either side of the town.

The property offered for sale is a detached, chalet style villa which offers spacious living accommodation with a flexible layout. It has been well maintained, is in good decorative order and benefits from gas fired central heating and double glazing. In brief, the accommodation comprises on the ground floor entrance hall, cloakroom, lounge with bay window, a downstairs bedroom, kitchen and dining room, while upstairs there are two further double bedrooms, an en-suite shower room and family bathroom. Outside there are gardens to the front, a large private rear garden and a long driveway which provides ample parking facilities.

This is a lovely comfortable home - in a superb location. Early viewing is highly recommended.

### Accommodation

**ENTRANCE HALL** 2.96m x 2.17m (9'8" x 7'1")

A solid timber front door with side screen panel opens into the spacious hall which in turn gives access to the lounge, kitchen, cloakroom and downstairs bedroom. Fitted carpet.

#### CLOAKROOM

A useful downstairs toilet, fitted with a wash hand basin and WC. Glazed window and fitted carpet.



#### STAIRS AND LANDING

Hatch to part floored attic storage space above and built-in shelved linen cupboard. Fitted carpet to stairs and landing.

**BEDROOM 1** 4.00m x 2.91m (13'1" x 9'6")

A comfortable main bedroom with wide windows which have pleasant open aspects to the front of the property. Large built-in fitted wardrobes with sliding mirrored doors. Fitted carpet and telephone connection point.

#### EN-SUITE SHOWER ROOM

Fitted with a modern suite with the wash hand basin and WC set in a vanity unit with cupboard space underneath. Fully tiled shower compartment with mains shower and folding screen door. Velux window, shaver connection point and vinyl floor.

**BEDROOM 2** 3.96m x 2.780m (13' x 8'10")

Double bedroom with a wide window which has pleasant open views over the rear garden, the sea and to Fife in the distance. Large built-in fitted wardrobe with sliding mirrored doors. Fitted carpet.

**BATHROOM** 2.01m x 2.01m (6'7" x 6'7")

A bright family bathroom with Velux window set in the roof space and fitted with a modern three piece suite with the wash hand basin and WC contained in a vanity unit with storage space underneath. Tiled surround to dado level and vinyl floor.



**LOUNGE** 5.42m x 3.367m (17'9" x 12')

A bright and beautifully proportioned living room with bay window having pleasant open outlooks to the front of the property. A lovely focal feature to the room is the fireplace which has a modern in design, marble mantle, smooth granite inlay and hearth and fitted with a feature electric fire. Fitted carpet, TV and telephone connection points.

**DINING ROOM** 3.75m x 2.90m (12'3" x 9'6")

With a connecting door from the lounge and open archway to the kitchen, this comfortable room has wide patio doors leading out to the rear garden. Fitted carpet and built-in storage cupboard.

**KITCHEN** 3.61m x 2.50m (12' x 8'2")

With a wide window overlooking the rear garden, the kitchen is well fitted with a range of modern base and wall mounted units with tiling over the worktops. It incorporates a stainless steel 1½ bowl sink unit fitted with mixer tap and with plumbing for a washing machine. Built-in gas hob, electric oven and extractor hood. Integrated fridge and freezer. Vinyl floor.

**BEDROOM 3** 2.92m x 2.79m (9'6" x 9')

Smaller double bedroom with a window overlooking the front of the property, fitted carpet and telephone connection point.

#### DRIVEWAY

To the side of the property there is a long driveway which provides convenient off street parking for two or more vehicles.

#### GARDEN

The front garden which is open plan in design is laid mainly to lawn with flower and shrub beds. The large rear garden which is very private and sheltered is enclosed with timber fencing. This lovely garden with its open aspect enjoys the sun from all angles throughout the day. It includes a large lawn with well stocked flower and shrub beds and mature trees and a paved patio/sitting area adjacent to the house. Large garden shed.

#### EXTRAS

Included in the sale are all fitted carpets, curtains, hob, oven and hood, washing machine, fridge and freezer. Garden shed.

**COUNCIL TAX BAND:** F

**VIEWING: TEL OWNER 07960 549125 or**

**AGENTS 01620 825368**