



# 25 BALFOUR STREET

NORTH BERWICK, EAST LoTHIAN  
EH39 4JY



2 BED



1 BATH

Located in charming North Berwick, desirably close to the beach, this generous main-door flat enjoys two bedrooms, spacious living areas including a stylish dining kitchen, utility room, two versatile box rooms, and direct access to an attractive communal garden.



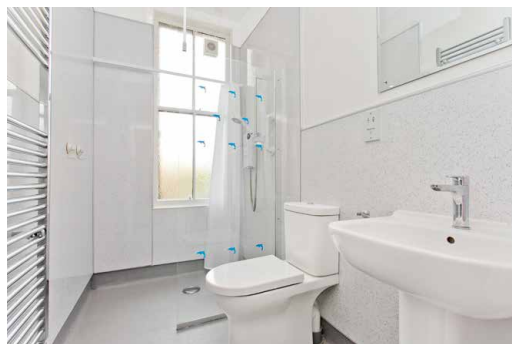
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## THE PROPERTY

- Enjoying an enviable setting in North Berwick, just a stone's throw from the beach, this traditional main-door flat offers spacious accommodation including two bedrooms, a box room, and an office. The flat also benefits from direct access to a neatly kept communal garden.
- The front door opens into a vestibule flowing through to a long hall with two deep store cupboards and access to a handy box room.
- Immediately on your right is a sunny and spacious living room adorned with decorative cornice work. The room boasts built-in and display storage areas, whilst also affording access to an adjoining home office.
- Across the hall, a generous contemporary kitchen includes a sociable seated dining area. The stylishly-appointed space features crisp white cabinetry, offset by a marble-style worktop and wood-toned flooring.
- Neatly integrated goods comprise a fridge freezer, an eye-level oven and microwave, and an electric hob with a statement hood, whilst further built-in pantry storage also features. A co-ordinating adjoining utility room (with garden access) houses a freestanding washing machine and tumble dryer.
- The home's two bedrooms include a southerly-facing double featuring built-in storage, and a large single with a quiet rear-facing position. Both rooms retain their classic cornice work.
- Finally, a bright, modern wet room comes replete with a WC-suite, a towel radiator, and a walk-in shower area.
- The property benefits from gas central heating and double glazing.
- Externally, the home enjoys direct access to a communal rear garden.
- The well-maintained garden features a lawn bordered by plant beds.
- On-street parking is available on Balfour Street.
- Extras: The property is sold as seen including all integrated and freestanding appliances.
- EPC Rating: D

All appliances are sold as seen and although we believe them to be in working order, no guarantee can be given in this respect.

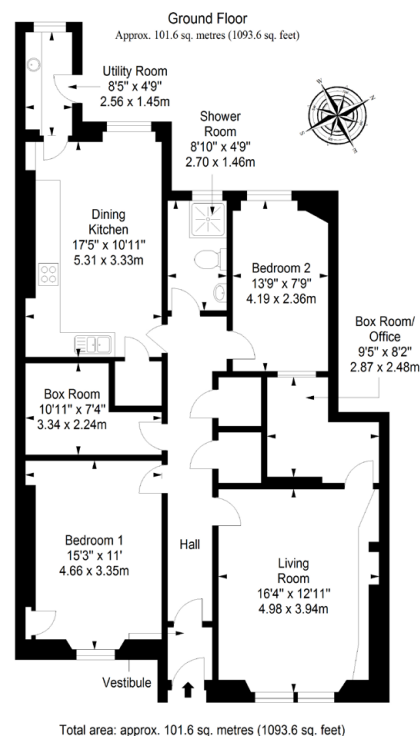


## LOCATION

The popular and sought-after town of North Berwick is one of Scotland's best coastal resorts, surrounded by beautiful beaches and offering a lively and vibrant town centre.

The coastline of North Berwick forms a significant part of the John Muir Way and is home to stunning scenery in both directions, boasting great beaches and the volcanic island of Bass Rock. The town centre boasts many independent shops, boutiques and galleries and offers a family run butchers, delicatessen specialising in local produce, an independent wine merchants, grocers, bakers, banks, coffee houses, restaurants, florists and chemists. On the outskirts of the town there is also a large supermarket. The surrounding area has plenty to offer for the active type, with scenic walks, cycling routes and a sports centre with swimming pool, fitness classes and a gym. For the golf enthusiast there are a number of fantastic courses, including the nearby Glen Golf Course and North Berwick Golf Course.

North Berwick is known for its outstanding schools, with North Berwick High being the only state school in Scotland on the Prestigious List. Law Primary School is situated beside the high school. North Berwick train station offers regular services direct to Edinburgh, taking just over half an hour to reach the city. There is also a regular bus service serving the town to Edinburgh's city centre.



## 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.