



2 BED



2 BATH

1, 24 ROYAL APARTMENTS

Station Road
North Berwick
East Lothian
EH39 4AT

Telephone: 01620 892 307
Web: www.gsbproperties.co.uk

1/24 ROYAL APARTMENTS

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North Berwick
East Lothian, EH39 4AT

Ground-floor apartment forming part of an attractive, established development in North Berwick, with two bedrooms, a spacious reception room, a breakfasting kitchen, and two bathrooms, plus a private terrace with superb views, and access to private residents' parking.



Sought-after development in
North Berwick



Secure entry phone system



Hall with built-in storage



Generous living/dining room with
private terrace



Breakfasting kitchen



Two good-sized double bedrooms



En-suite shower room



Separate shower room



Allocated parking



GCH and DG



DESCRIPTION

This two-bedroom, two-bathroom ground-floor apartment in exclusive North Berwick enjoys well-presented, mostly neutral interiors and offers an ideal home for young families, professionals, couples, downsizers, and rental investors alike. The apartment boasts outstanding amenities virtually on the doorstep, including an eclectic range of shops, restaurants, and cafés, schools, scenic green spaces, and the picturesque beach.

The front door is approached via a secure shared entrance and opens into a hall with built-in storage. Along the hall to the right, a generous living and dining room awaits. Filled with sunny natural light through dual-aspect windows, the reception area offers plenty of space for both lounge and dining furniture and is further enhanced by neutral décor and a wood-styled floor. The room also features a door opening onto a private terrace with space for outdoor seating and wonderful open views. The kitchen provides space for a small bistro table and chairs and is fitted with modern wood-styled wall and base cabinets framed by granite-inspired worktops and splashback tiling. An oven, a hob, an extractor hood, a fridge/freezer, and a dishwasher, and a washing machine are neatly integrated.

The appealing apartment accommodates two well-proportioned double bedrooms, both accompanied by built-in wardrobes with mirrored doors. The principal sleeping area has the additional benefit of a contemporary en-suite shower room, comprising a walk-in enclosure, a WC-suite, and a tall chrome towel radiator. Finally, a separate shower room completes the accommodation on offer and comes replete with a walk-in shower cubicle, a basin set into storage, a WC, and a stylish towel radiator. Gas central heating and double glazing ensure year-round comfort and efficiency.

Externally, the development offers residents allocated residents parking and communal landscaped areas.

EXTRAS

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

Energy Rating : C

VIEWING :

Tel GSB Properties on 01620 825368



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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.



NORTH BERWICK, EAST LoTHIAN

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.

