



**GILSON GRAY**

LAW • PROPERTY • FINANCE

**FLAT 9, 8 QUALITY STREET**

North Berwick, East Lothian, EH39 4HP



## TRADITIONAL THIRD/TOP-FLOOR FLAT

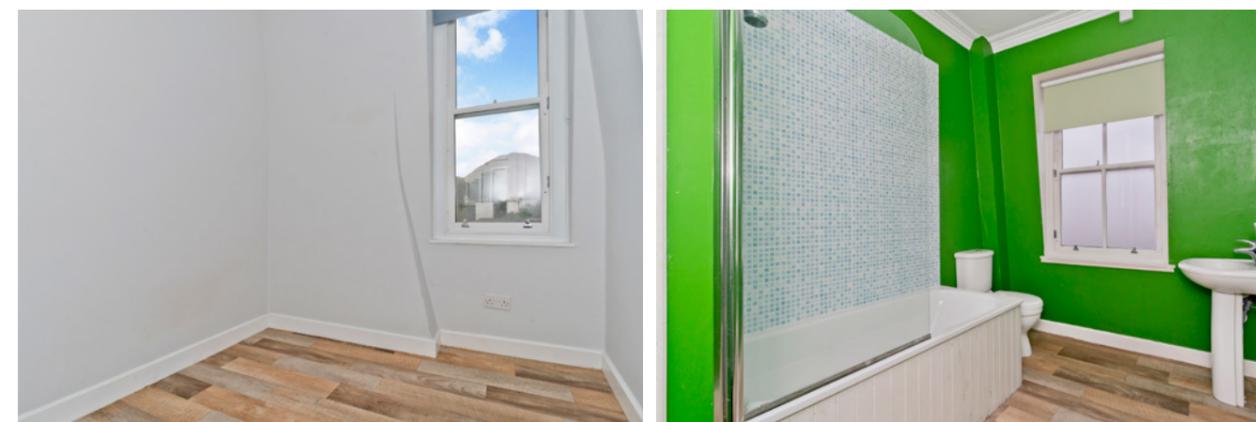
Set on the third/top-floor of a traditional building in North Berwick, this well-proportioned flat enjoys two bedrooms, a spacious reception room, a breakfasting kitchen, and a modern bathroom, as well as enviable close proximity to an excellent range of local amenities and to the beaches.

A secure entry phone system and stairwell lead to the flat's front door on the third/top floor, where an airy, high-ceilinged hall (with storage) welcomes you inside. Following the hall along to the end, you reach a living room, where a generous floorspace is provided for variations of lounge furniture layouts, and fitted cupboards and shelving offer handy storage solutions. A large southwest-facing window captures natural light and frames lovely views of the town. The kitchen neighbours the living room, sharing the same sunny aspect and views and fitted with modern wall and base cabinets, framed by spacious worktops and splashback tiling.

Returning back through the hall you reach two bedrooms, a double and a single, both enjoying stylish grey décor and modern wood-styled flooring. The bedrooms both have an enviable view of the iconic North Berwick Law, and the single offers potential for alternative use as a home office. Finally, a bathroom completes the accommodation on offer and comprises a bath with an overhead shower, a glazed screen, and a tiled surround, a pedestal basin, and a WC. The property has a gas central heating system, which is powered by a combi boiler installed in 2020. There is also a large private lockable store (with light) on the ground floor and a secure lockable shared bin store.

Externally, there is free long-stay parking adjacent to the block in the Imperial car park.

Extras: Integrated kitchen appliances comprising a double oven, hob, extractor hood, and dishwasher will be included in the sale, as well as freestanding appliances comprising a washing machine and fridge/freezer, and a clothes pulley. Please note, no warranties or guarantees shall be provided for the appliances.



## FEATURES

- Traditional third/top-floor flat in
- North Berwick
- Secure entry phone system
- Welcoming hallway
- Spacious living room
- Sunny kitchen
- One double bedroom
- One single bedroom
- Modern bathroom



EPC RATING:

D

COUNCIL TAX BAND:

B

## VIEWINGS

By appointment with Gilson Gray on 01620 893 481

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## 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 has 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. There are also two large supermarkets. The surrounding area has plenty to offer for the active type, with water sports at the historic harbour, 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.



## EDINBURGH

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## GLASGOW

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G2 2HQ  
0141 530 2021

## EAST LoTHIAN

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01620 893 481

## DUNDEE

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## BORDERS

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