







## PROPERTY SUMMARY

Positioned on North Berwick's picturesque High Street, this three-bedroom, duplex flat forms part of a eighteenth century B-listed building. It benefits from two private entrances: one from the High Street and the other from Kirk Ports. 55 High Street is walking distance from the beach, harbour, school North Berwick West Links golf course and is ideally located for commuting to Edinburgh, either by bus or train. The property has recently been extensively upgraded by the present owner. Of particular note is the new log-burning stove in the attractive dual aspect living/dining lounge, decoration of the spacious main bedroom and second bedroom on the first floor and the recent fitting of new carpets throughout. The apartment has ample storage with wardrobes in the all bedrooms, cupboards on the ground floor and a partially floored attic space which runs the full length of the building. Outside, there is a charming south-facing courtyard garden. This represents an excellent opportunity for a holiday let or to set up home in the centre of this desirable coastal town.

Extras: all fitted floor coverings, window blinds, light fixtures, an integrated oven and ceramic hob, a freestanding fridge/freezer, and a washing machine to be included in the sale. Please note, no warranties or guarantees shall be provided in relation to any of the services, moveables, and/or appliances included in the price, as these items are to be left in a sold as seen condition.

## FEATURES

- Charming ground and first-floor duplex flat
- Part of a historic B-listed building
- In the North Berwick conservation area
- Well-presented interiors throughout
- Private front/back entrance
- Vestibule and hall (both with storage)
- Living/dining room with a log burner
- Well-appointed kitchen
- Two double bedrooms with wardrobes
- Third bedroom with en-suite shower room
- Family bathroom with overhead shower
- Energy saving modern combi boiler
- Low-maintenance rear garden
- Unrestricted on-street parking
- EPC Rating - D
- Council Tax Band - E



HAPPY WIFE  
HAPPY LIFE









"HIGHLY SOUGHT-AFTER  
LOCATION ON NORTH  
BERWICK'S HIGH STREET"





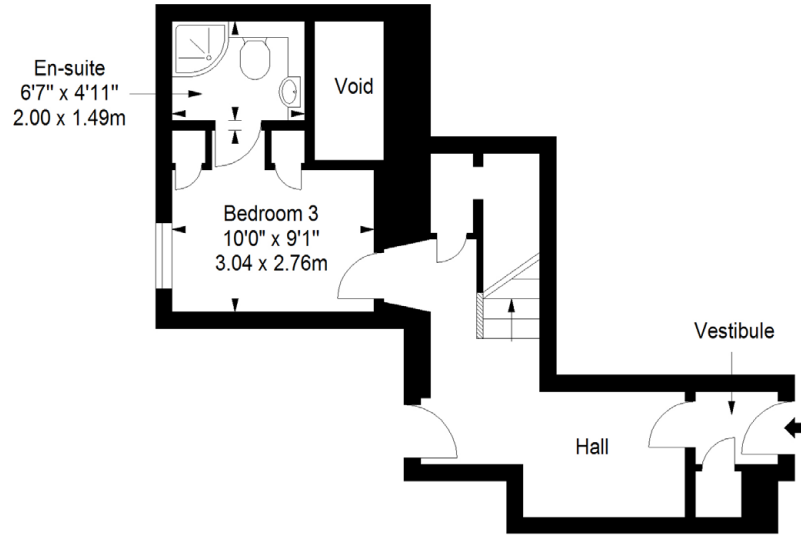




# FLOORPLAN

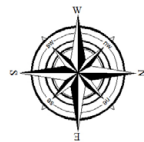
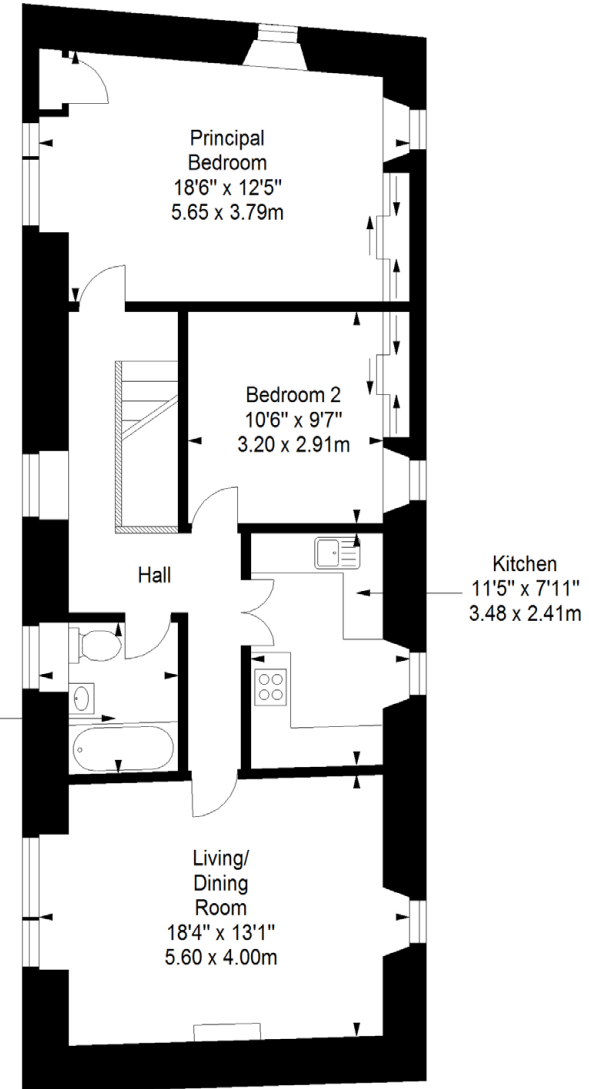
## Ground Floor

Approx. 30.9 sq. metres (332.6 sq. feet)



## First Floor

Approx. 78.1 sq. metres (840.7 sq. feet)



Total area: approx. 109.0 sq. metres (1173.3 sq. feet)



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## EDINBURGH

29 Rutland Square  
EH1 2BW  
0131 516 5366



## GLASGOW

160 West George Street  
G2 2HQ  
0141 530 2021



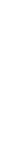
## EAST LOTHIAN

33 Westgate  
EH39 4AG  
01620 893 481



## DUNDEE

11 South Tay Street  
DD1 1NU  
01382 201 000



## BORDERS

01890 880 008



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