




GARDEN STIRLING BURNET

38A HIGH STREET,
NORTH BERWICK, EAST LoTHIAN, EH39 4HQ

 1  1  EPC
E



SUMMARY

Enjoying a double bedroom, a generous reception room, a kitchen, a box room, an en-suite bathroom, and a separate WC, this well-proportioned flat is situated on the second/top floor of a traditional building on exclusive North Berwick's High Street. The flat offers an ideal opportunity for the new owner to modernise and style to their own tastes and requirements, while still retaining some charming original features. It lies within the residents' permit parking area and unrestricted on-street parking can also be found nearby.

Extras: The property shall be sold as seen.

FEATURES

- Second/top floor flat in North Berwick
- Part of a traditional building
- Opportunity for modernisation
- Shared stairwell
- Entrance hall with box room and WC
- South-facing living/dining room
- Sunny kitchen
- Spacious double bedroom
- En-suite bathroom
- Residents' permit parking
- Unrestricted on-street parking nearby
- Gas central heating
- Traditional sash-and-case windows





OFFERS TO:
8 Westgate
North Berwick
EH39 4AF

Tel: 01620 892 307
Fax: 01620 893 570

DX 541247
North Berwick



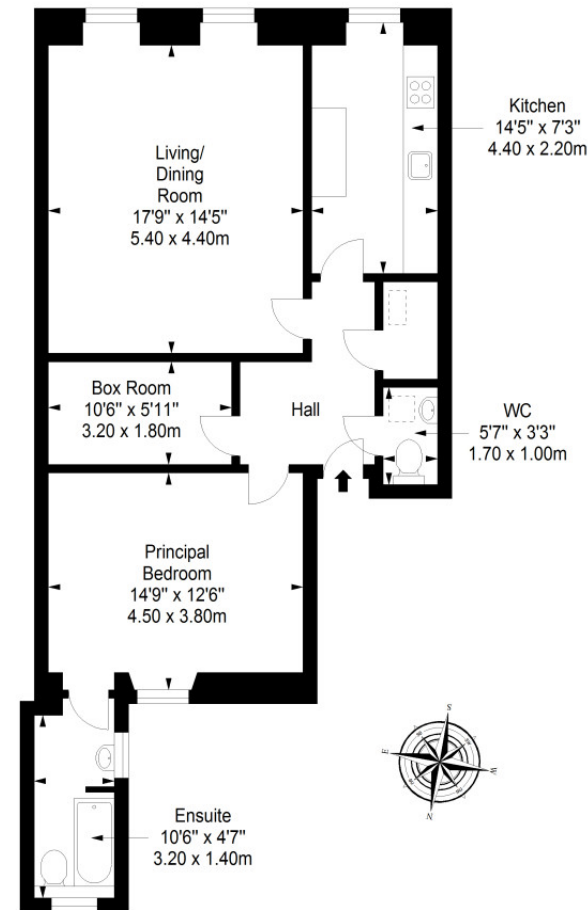
HOUSE SALES

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.

FLOORPLAN

Top Floor
Approx. 73.4 sq. metres (790.1 sq. feet)



Total area: approx. 73.4 sq. metres (790.1 sq. feet)