

30 Ibris Place
North Berwick, EH39 4DF

OFFERS OVER £390,000



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- First floor flat in modern development with lift
- Stunning sea views
- Entrance hall, Living/diningroom with balcony
- Modern fitted kitchen with appliances
- Master bedroom with balcony & en suite, second double bedroom
- Modern part tiled bathroom with shower
- Gas central heating and double glazing. Allocated parking
- EPC Band B, Council tax band F

Description

This bright and spacious flat has enviable sea views from each room and is located a short walk from the railway station and High Street. There is a communal entrance hall with access to the lift or the stairway. The flat itself has a good sized hallway with storage, a large, bright, living/diningroom with French doors to a balcony which has stunning views across North Berwick, to the Law and across the Firth of Forth to Fife, a smart fitted kitchen with integrated appliances and room for a small table and chairs positioned perfectly at the window to enjoy the views to the May Island. The master bedroom has fitted wardrobes and French doors to a balcony with views to the Bass Rock, The Law and Craigleith, and the room also benefits from an en suite shower room. The second double bedroom also has fitted wardrobes and lovely sea views. There is a modern family bathroom with a bath and separate shower cubicle





Location

North Berwick lies on the East Lothian coast within easy commuting distance of Edinburgh and is one of the most sought after towns in the County. It has a busy high street, with a wide range of local shops and restaurants and there is a Tesco supermarket on the outskirts. Excellent local primary schooling and the well-regarded High School are both within easy walking distance of the house. Private schooling at all levels is available at Loretto in Musselburgh and in Edinburgh. North Berwick has two excellent golf courses, a yacht club, rugby club, tennis courts, a swimming pool and sports centre, and a luxury spa club is situated at The Marine hotel. East Lothian has many fine walks by the sea and inland. Edinburgh can be reached in about 45 minutes by car or by train in half an hour and there are extensive bus services.

Gardens & parking

There is a well maintained communal garden and an allocated parking space to the front of the property. Allocated visitors parking is also available on Ware Road.

Extras

All the fitted floor coverings, curtains, display cabinet, integrated gas 5 ring hob, oven, microwave, chimney style cooker hood, fridge/freezer, dishwasher, automatic washing machine, wall mounted TV'S in the master bedroom and kitchen and the balcony storage box are included within the sale price.

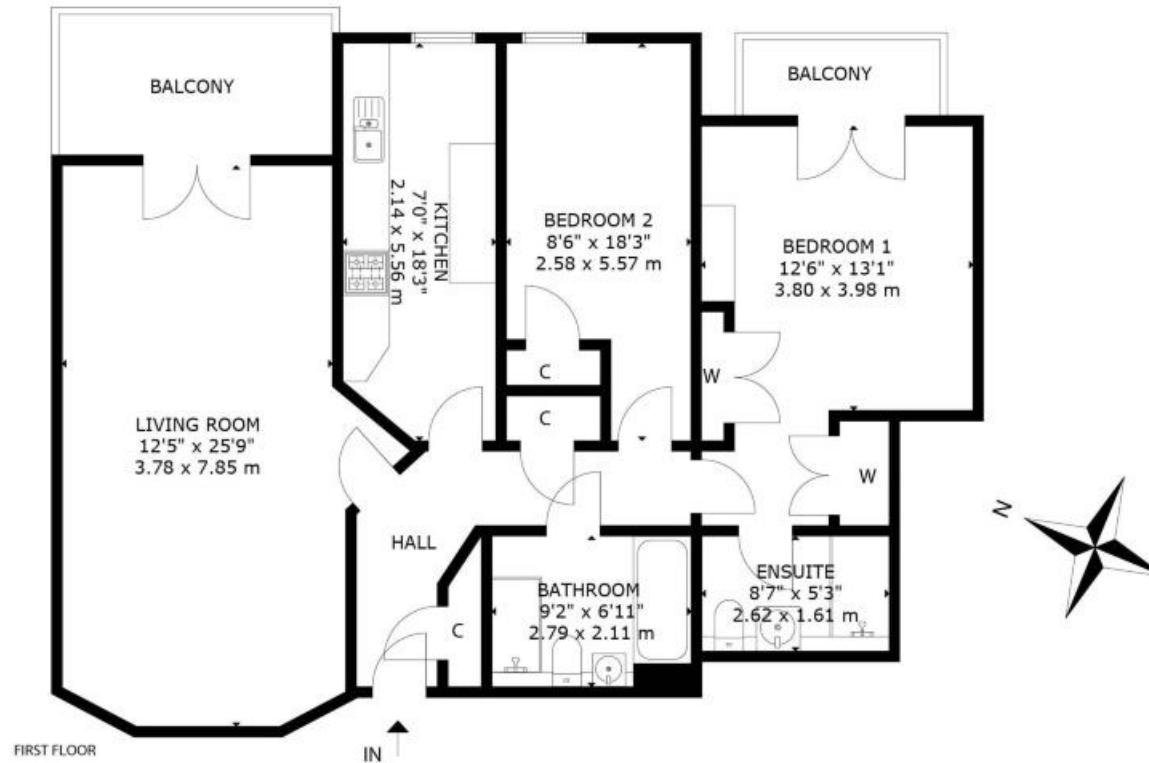
Home Report

The property has been valued at £400,000 by the surveyor and the Home Report is available via the ESPC link.

Viewing

By appointment telephone Agents on 0131 665 3131





30 IBRIS PLACE NORTH BERWICK EH39 4DF
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1,069 SQ FT / 99 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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