

COULTERS<sup>©</sup>

ABBAY COURT

# 10 ABBAY COURT

NORTH BERWICK, EAST LOTHIAN, EH39 4BY

 2 BED  1 BATH  1 PUBLIC





## TAKE A LOOK INSIDE

Situated within the heart of highly desirable North Berwick this bright and spacious top-floor apartment has beautiful panoramic sea views and is just a stone's throw from the mainline train station.

The property is within walking distance of the local high street, expansive beaches and golf courses, and benefits from its own private garage with electricity and a folding workbench.



## KEY FEATURES



Bright and spacious top floor flat



Two double bedrooms



Spectacular open sea views



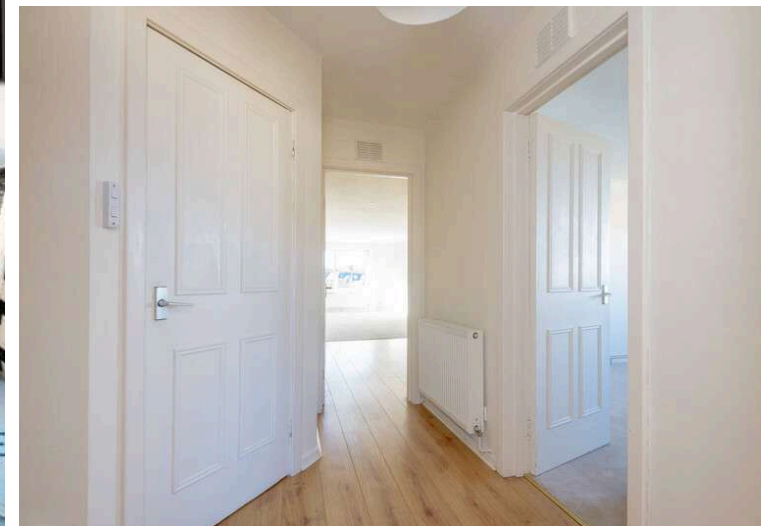
Private garage



Stone's throw from train station



Within a short walk of local high street and beaches



The accommodation comprises a large hallway with wood effect flooring; an airy kitchen opening directly to a well-proportioned sitting/dining room with dual-aspect windows providing spectacular open views; two large double bedrooms, both with built-in storage and open views; a large modern shower room with white fittings, porcelain tiling and a skylight.

The property is in move in condition and would make an ideal permanent or second home.







## THE LOCAL AREA

The beautiful East Lothian seaside town of North Berwick is a highly sought after location. Just twenty five miles from Edinburgh the town is popular with commuters working in the city, and the regular train service from North Berwick to Edinburgh allows for convenient travel back and forth.

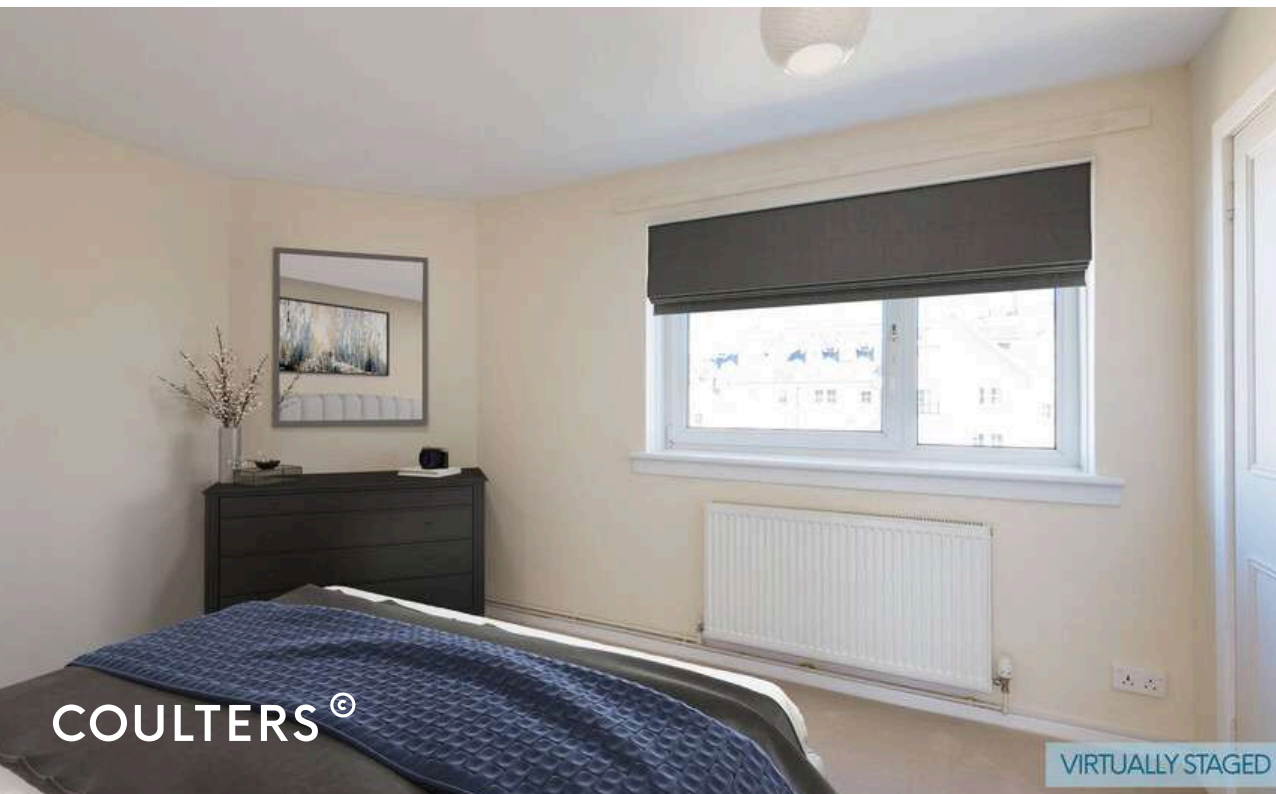
The town boasts spectacular beaches and renowned golf courses alongside independent boutiques, restaurants and coffee shops and exceptional leisure amenities on offer.

The bustling High Street offers a variety of amenities with a butcher, post office, chemist, and Co-op; and an Aldi and Tesco are located on the East side of the town.

North Berwick's vibrant community spirit is showcased through various events and festivals. The Fringe by the Sea festival, held annually in August, features a diverse range of music, comedy, and arts performances, attracting both locals and visitors.

## EXTRAS

All fitted floor coverings, light fittings, integrated appliances, and white goods are included in the sale.

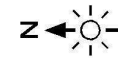




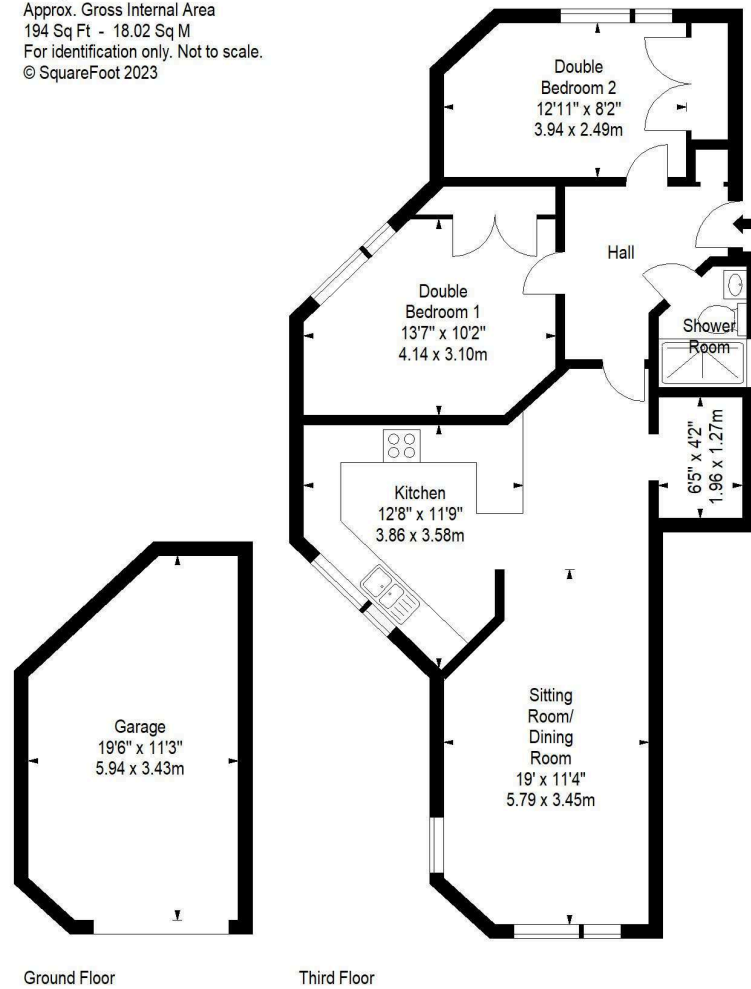




Abbey Court,  
North Berwick,  
East Lothian, EH39 4BY



Approx. Gross Internal Area  
791 Sq Ft - 73.48 Sq M  
Garage  
Approx. Gross Internal Area  
194 Sq Ft - 18.02 Sq M  
For identification only. Not to scale.  
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## GET IN TOUCH

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## LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.