



**GILSON GRAY**

LAW • PROPERTY • FINANCE

**3 CLARE COURT,**

North Berwick, East Lothian, EH39 4BZ



Enjoying a quiet courtyard setting, this charming first-floor flat has a desirable position in the heart of North Berwick, set within easy walking distance of amenities, the train station, schools, and idyllic beaches. Furthermore, the spacious two-bedroom property features lightly decorated interiors, providing buyers with a blank canvas for ease of personalisation. It further benefits from a large breakfasting kitchen, generous storage, and a southwest-facing sunroom with a balcony. It also has a private garage and private residents' parking for added convenience, and is sure to appeal to a wide demographic. Extras: an integrated oven and ceramic hob, an undercounter fridge, a dishwasher, 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

- Well-presented first-floor flat
- Located in sought-after North Berwick
- Neutral interior décor throughout
- Central hall with walk-in storage
- Spacious living/dining room
- Sunroom with a balcony area
- Well-appointed breakfasting kitchen
- Two double bedrooms with storage
- Bathroom with overhead shower
- Well-kept communal garden
- Storage area on landing
- Private parking garage
- Private residents' parking
- EPC Rating D
- Council Tax Band D







"A CHARMING TWO-BEDROOM FIRST-FLOOR FLAT LOCATED IN THE HEART OF SOUGHT-AFTER NORTH BERWICK"





EPC RATING:

D

COUNCIL TAX BAND:

D

VIEWINGS: by appointment with Gilson Gray on 01620 893 481



Total area: approx. 76.1 sq. metres (819.2 sq. feet)



GILSONGRAY.CO.UK

## 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

2 West Marketgait  
DD1 1QN  
01382 201 000



## BORDERS

01890 880 008



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These particulars were prepared on the basis of our own knowledge of the local area and, in respect of the property itself, information supplied to us by our clients; all reasonable steps were taken at the time of preparing these particulars to ensure that all details contained in them were accurate. All statements contained in the particulars are for information only and all parties should not rely upon them as statements or representations of fact. In particular, (a) descriptions, measurements and dimensions, which may be quoted in these particulars are approximate only and (b) all references to conditions, planning permission, services, usage, constructions, fixtures and fittings and movable items contained in the property are for guidance only. Our clients may instruct us to set a closing date for offers at short notice and therefore if you wish to pursue interest in this property, you should immediately instruct your solicitor to note interest with us. Our clients reserve the right to conclude a bargain for the sale of the above subjects or any part thereof ahead of a notified closing date and will not be obliged to accept either the highest or indeed any offer for the above subjects or any part thereof. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order.