

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











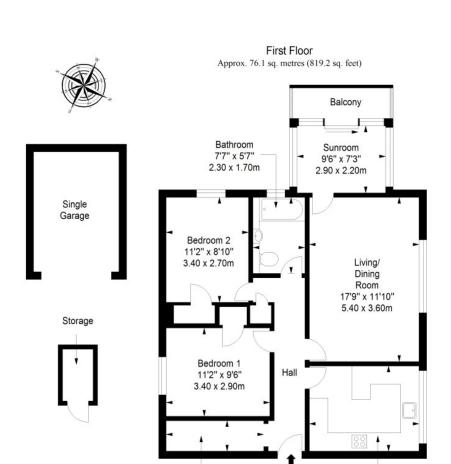


"A CHARMING TWO-BEDROOM FIRST-FLOOR FLAT LOCATED IN THE HEART OF SOUGHT-AFTER NORTH BERWICK"









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

Breakfasting Kitchen 11'10" x 9'2"

3.60 x 2.80m

Storage 10'6" x 3'3"

3.20 x 1.00m



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

















