



GILSON GRAY

LAW • PROPERTY • FINANCE

23A MELBOURNE PLACE

North Berwick, East Lothian, EH39 4JR



Boasting a truly enviable beachfront setting in exclusive North Berwick, this traditional, main-door ground-floor flat offers a living/dining room room, a kitchen, a double bedroom, and a shower room, all enhanced by stylish, beautifully presented interiors. There is unrestricted on-street parking nearby, and as well as being on the beachfront, the flat benefits from close proximity to North Berwick's outstanding amenities and the train station.

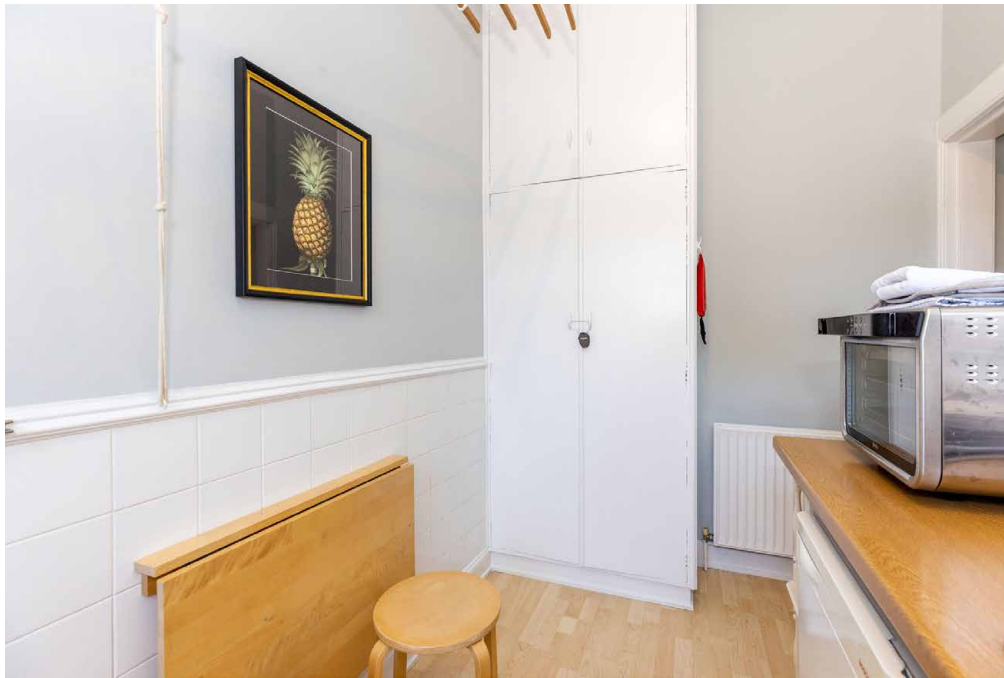
Extras: An integrated hob will be included in the sale. Please note, no warranties or guarantees shall be provided for the appliances.



FEATURES

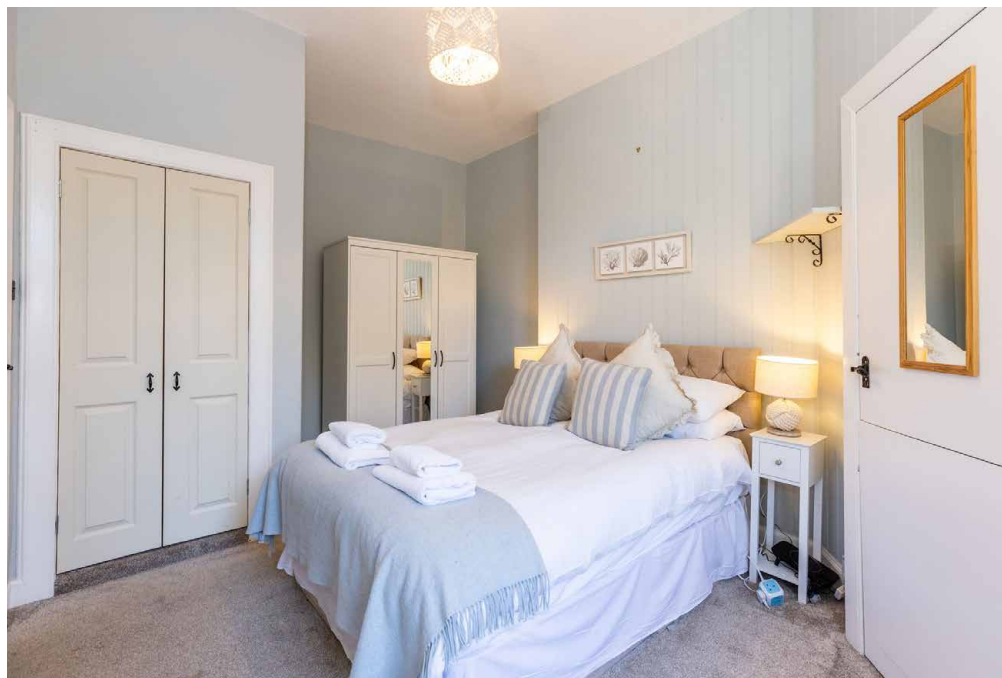
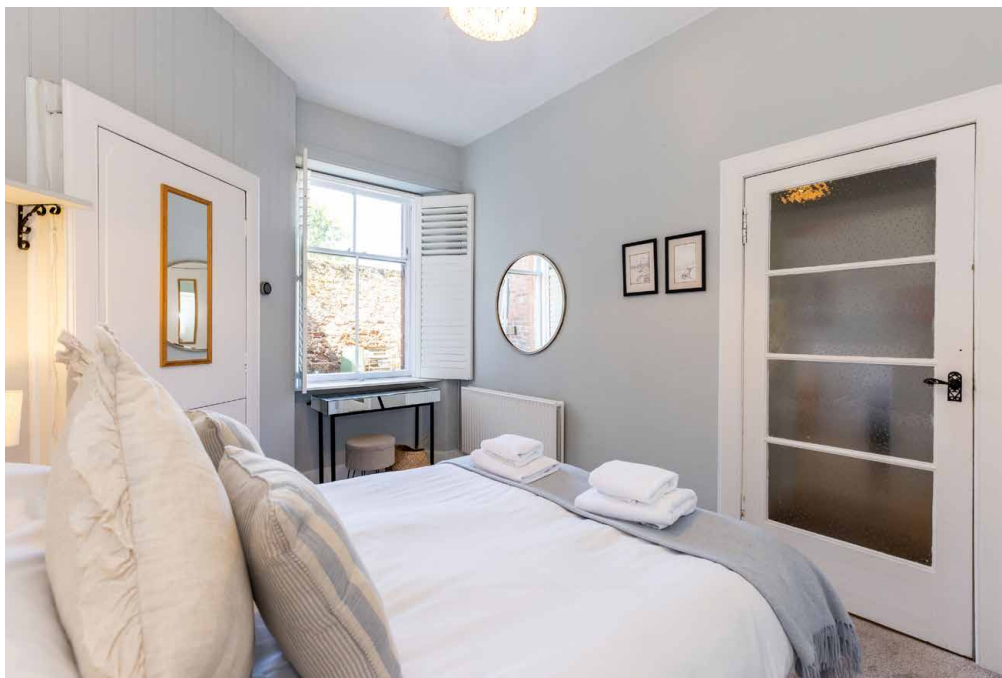
- Traditional main-door ground-floor flat in North Berwick
- Breath-taking beachfront location
- Sure to appeal to a wide demographic
- Good opportunity for rental market
- Attractively presented, tasteful interiors
- Entrance vestibule and welcoming hall with recess for coats and shoes
- Spacious, east-facing living/dining room
- Modern kitchen
- Elegant double bedroom with built-in storage
- Shower room
- Unrestricted on-street parking nearby
- EPC rating - B
- Council Tax Band - C





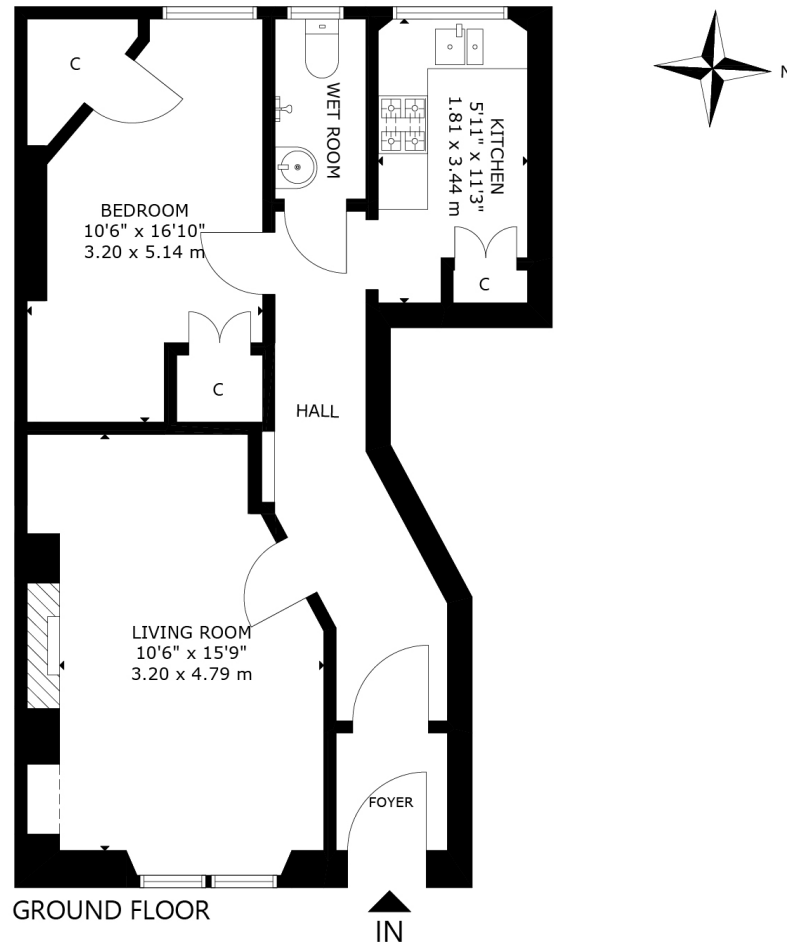


"ELEGANT DOUBLE
BEDROOM WITH
BUILT-IN STORAGE"





FLOORPLAN



23A MELBOURNE PLACE, NORTH BERWICK, EH39 4JR
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 557 SQ FT / 52 SQ M
All measurements and fixtures including doors and windows are
approximate and should be independently verified.
Copyright © Nest Marketing
www.nest-marketing.co.uk



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



@gilsongrayprop gilson gray property gilson gray property @gilsongrayprop

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.