



GARDEN STIRLING BURNET

**FLAT 2, WESTGATE COURT, WESTGATE**  
NORTH BERWICK, EAST LoTHIAN, EH39 4DB





## SUMMARY

Enjoying attractive modern interiors, secure parking, and access to a delightful communal seating deck, this first-floor flat offers an enviable position in the centre of North Berwick, within strolling distance of its sandy beachfront, golf course, and train station where links to Edinburgh take approximately 30 minutes. Ideal for professionals or downsizers, the welcoming home boasts a wonderfully bright and sunny reception area, a stylish kitchen, one double bedroom with storage, and a modern shower room. Extras: All fitted floor and window coverings, light fittings, integrated kitchen appliances including the washer/dryer are all included in the sale.







Attractively-presented home offering a prime town centre setting with amenities and the beach close by







The flat enjoys the benefits of secure parking and shared access to a delightful terrace garden

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## FEATURES

- Central seaside town setting
- First-floor flat with tasteful décor
- Secure entry system
- Entrance hall with storage
- Dual-aspect living/dining room
- Contemporary kitchen
- Double bedroom with fitted storage
- Shower room
- Communal decked terrace
- Secure allocated parking
- Electric heating and double glazing



THE GON  
TERRACE



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**HOUSE SALES**

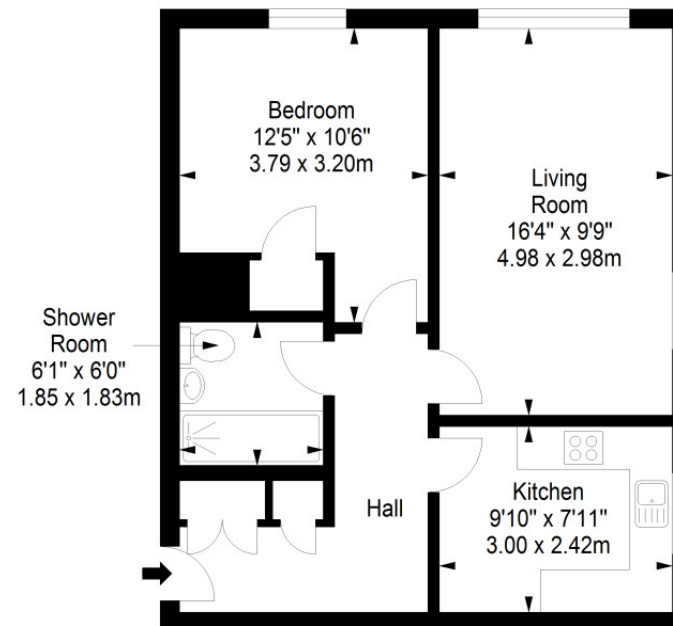
If you have a house to sell, we provide free pre-sales advice, including valuation. We will visit your home and discuss in detail all aspects of selling and buying, including costs and marketing strategy, and will explain GSB Properties' comprehensive services.

1. While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.
2. Interested parties are advised to note interest through their solicitor as soon as possible in order to be kept informed should a Closing Date be set. The seller will not be bound to accept the highest or any offer.

## FLOORPLAN

### First Floor

Approx. 47.8 sq. metres (514.5 sq. feet)



Total area: approx. 47.8 sq. metres (514.5 sq. feet)