



14 CREEL COURT

NORTH BERWICK, EAST LoTHIAN, EH39 4LJ

 1 BED  1 BATH  1 PUBLIC



TAKE A LOOK INSIDE

Forming part of a small exclusive development in the centre of North Berwick, this stylish one bedroom main door flat is within walking distance of all local amenities and benefits from private parking.

The property would be ideal as a holiday pied-a-terre, investment or permanent home.

KEY FEATURES



Main door flat



Double bedroom with fitted wardrobes



Seaside location



Residents private car park



Within walking distance of the beach and train station



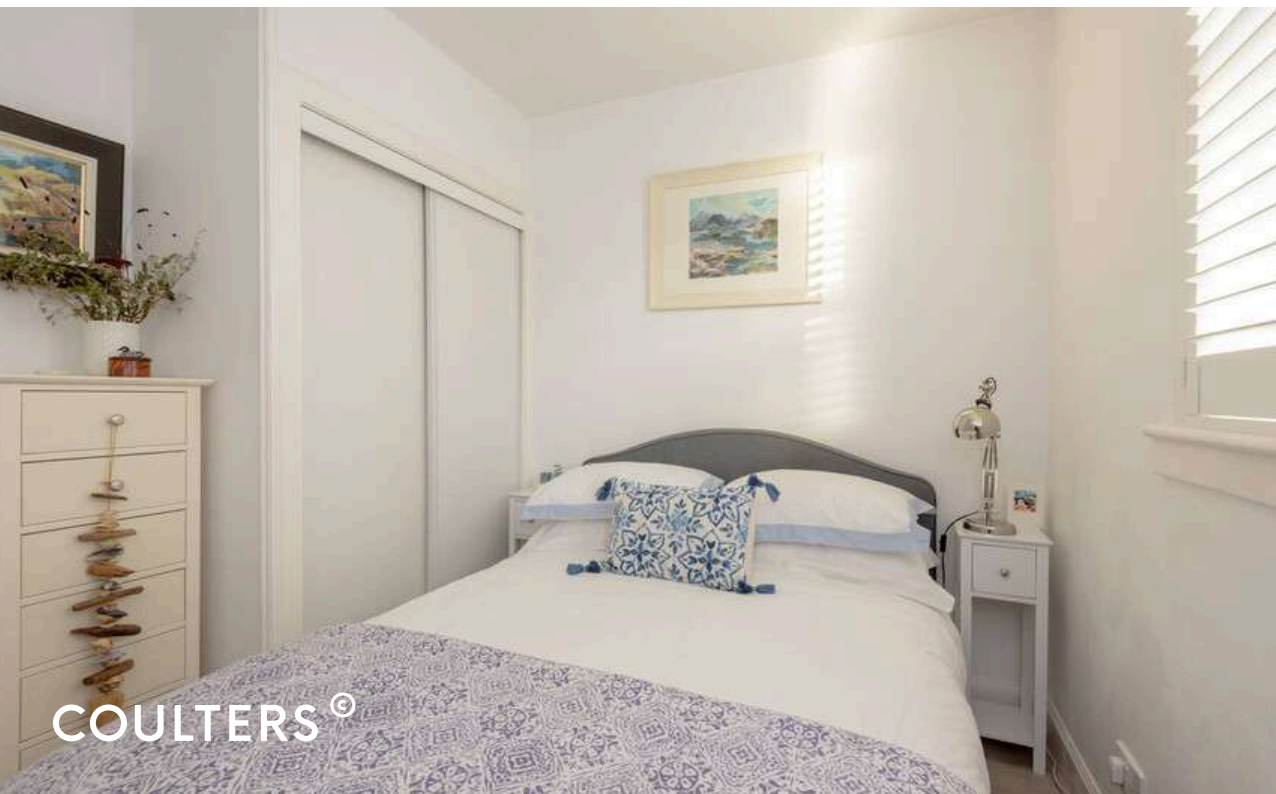
Close to all local amenities



This beautifully presented property comprises an entrance hall with utility cupboard including washing machine, a spacious open plan kitchen/living room with breakfast bar, eye level double oven, electric hob, fridge with freezer compartment and dishwasher.

There is a modern shower room and double bedroom benefitting from fitted double wardrobe. To the front of the property there is a planted area of garden and separate large lockable storage cupboard which is shared with two other properties.





THE LOCAL AREA

The beautiful East Lothian seaside town of North Berwick is a highly desirable 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. There are exceptional leisure amenities on offer including a tennis club; yacht club; rugby and football clubs; putting greens; and a sports centre with gym, fitness classes, and a swimming pool. The newly renovated Marine Hotel is home to a luxurious health club and spa as well as fine dining choices.

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 held throughout the year. 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 fixtures and fittings, integrated appliances, washing machine, window shutters and floor coverings.

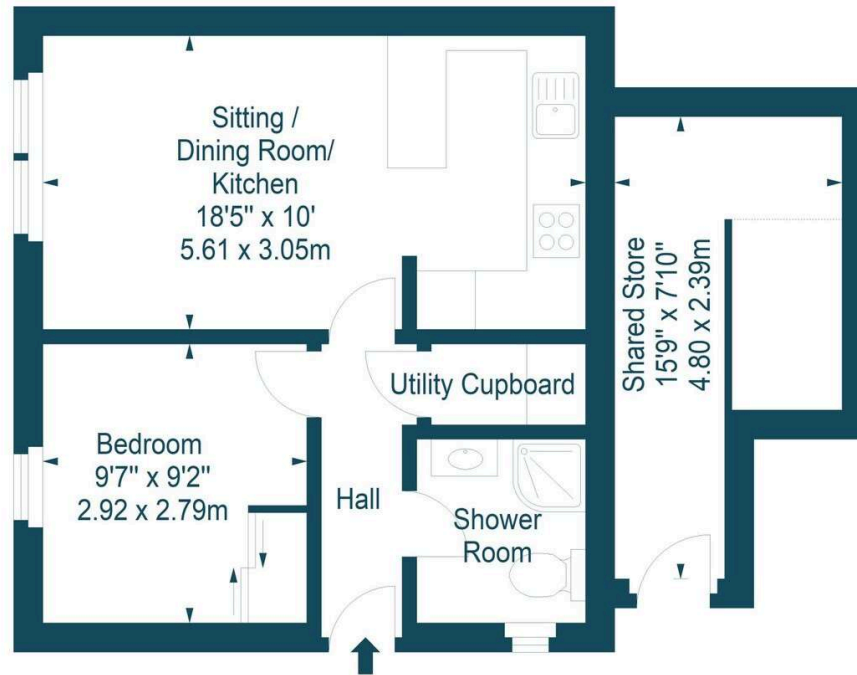
There is a Residents Association and the annual fees for the care of the communal grounds are approximately £120.



**Creel Court,
North Berwick,
East Lothian, EH39 4LJ**



Approx. Gross Internal Area
488 Sq Ft - 45.34 Sq M
(Including Shared Store)
For identification only. Not to scale.
© SquareFoot 2024



Ground Floor

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.