

COULTERS[©]

104/2 HIGH STREET

NORTH BERWICK, EH39 4HE

 1 BED  1 BATH  2 PUBLIC



TAKE A LOOK INSIDE

This bright and spacious top floor flat offers flexible accommodation with the potential to convert to two bedrooms subject to gaining the necessary consents. It is situated within the heart of North Berwick, close to all local amenities and within walking distance of the train station.

It benefits from newly installed double glazed Sash and Case windows and spectacular views towards the sea.

KEY FEATURES



Top floor flat with sea views



Double bedroom plus additional box room



Shared rear garden space with shed



Nearby on street parking



Within a short walk of local train station



Close to excellent local amenities



The property comprises; entrance hall, large living room with feature fireplace, open plan dining kitchen, double bedroom, bathroom and useful box room currently used as a nursery.

To the rear of the property there is a communal garden space with storage shed.



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 bustling High Street on which the property is located 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

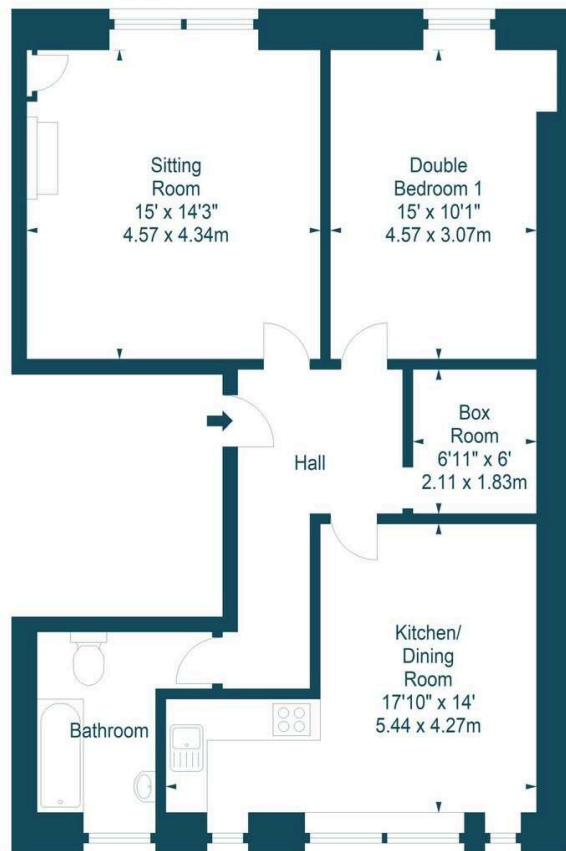
All fixtures and fittings, fitted floor coverings, light fittings and blinds included in the sale except for the two pendant light fittings in the hall and curtains in the living room. White goods also excluded from the sale.



High Street,
North Berwick,
East Lothian, EH39 4HE



Approx. Gross Internal Area
797 Sq Ft - 74.04 Sq M
For identification only. Not to scale.
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Second 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.