



Flat 2 Eastfield Court, 1 Marine Parade

NORTH BERWICK | EAST LOTHIAN | EH39 4LD



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Open Viewing Sunday 2-4pm. Flat 2 Eastfield Court, 1 Marine Parade is a delightful first-floor upper villa with fantastic sea views from all the principal rooms and benefitting from an allocated parking space to the front of the property. The front windows have recently been replaced and feature working shutters over double glazed units.

Welcoming hall with access to all rooms; generously sized sitting room with bay window and wood-burning stove; extremely nice fitted kitchen with a range of wall mounted and floor standing units, integrated appliances and ample space for a dining table and chairs; bright and spacious master bedroom with bay window and en-suite shower room; double bedroom two, family bathroom with a white three-piece suite comprising WC, wash hand basin and bath with shower over; utility room with wall-mounted and floor-standing units.

Extras

Standard fixtures and fittings are included in the sale, and whilst believed to be in reasonable working order, are strictly "sold as seen". The property has been granted Planning Permission for a change in use to a short term let, App No. 23/01204/P

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.

Home Report valuation £540,000

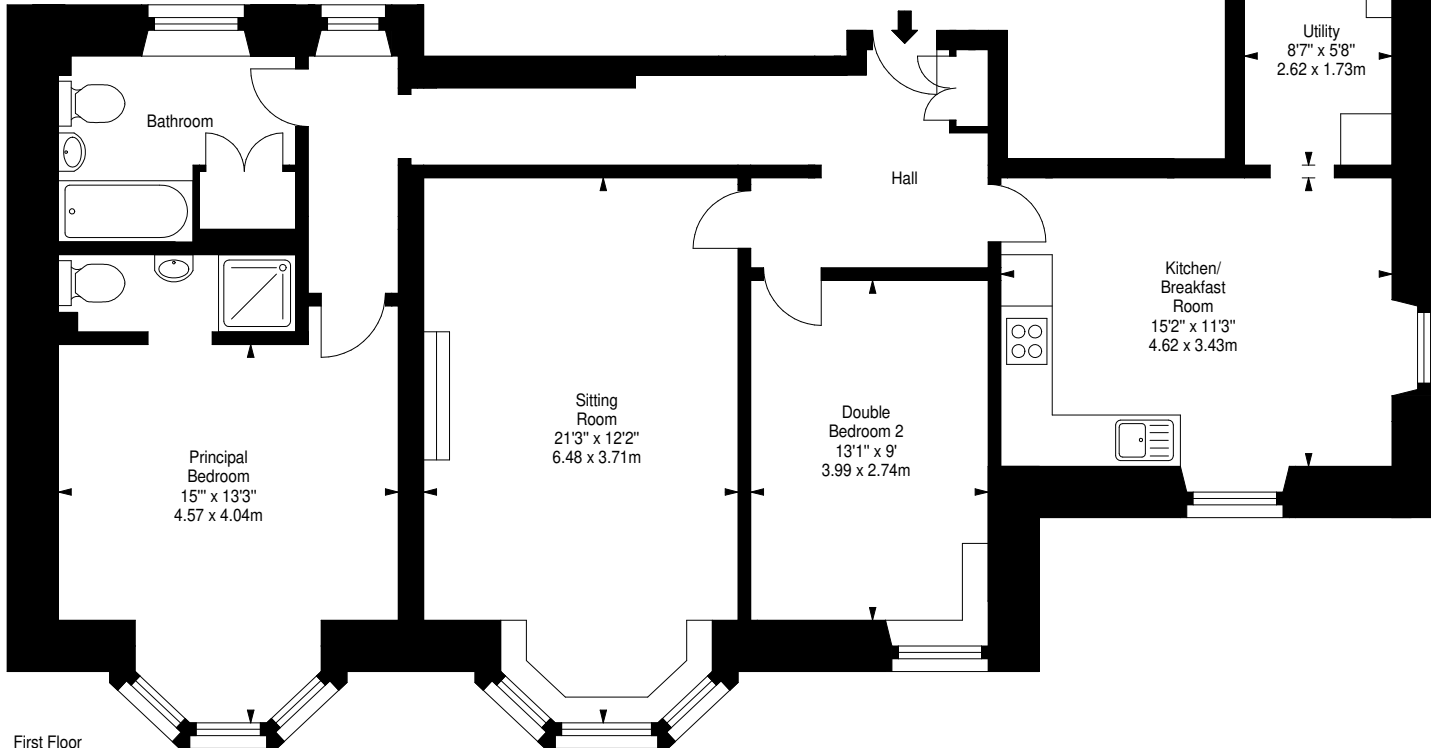




**Eastfield Court,
Marine Parade, EH39 4LD**



Approx. Gross Internal Area
1074 Sq Ft - 99.77 Sq M
For identification only. Not to scale.
© SquareFoot 2024



First Floor

Location

Situated in the beautiful seaside town of North Berwick, a highly desirable location approximately 25 miles from Edinburgh and popular with both commuters using the regular train service from North Berwick train station and locals alike. The town boasts spectacular beaches, renown golf courses and a wide variety of independent boutiques, restaurants and shops. The town also features an exceptional range of leisure facilities which include a tennis club, hockey club, rugby and football clubs, a bowling club and a yacht club to mention just a few. A sports centre features a gym with fitness classes and a swimming pool, whilst the newly refurbished Marine Hotel is home to a luxurious health club and spa, as well as offering fine dining. The bustling High Street offers a great variety of amenities including a butcher, post office and chemist as well as local supermarkets, with larger supermarkets available on the edge of town. North Berwick's vibrant community spirit is showcased through numerous events and festivals throughout the year, especially The Fringe by the Sea festival held annually in August and features a diverse range of music, comedy and arts performances, attracting both visitors and locals alike.



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The following note is of crucial importance to intending viewers and/or purchasers of the property.

1. These particulars are prepared for the guidance of prospective purchasers and although they are intended to give a fair overall description of the property they are not intended to constitute part of an offer or contract. Intending purchasers must satisfy themselves by inspection or otherwise. 2. No information in these particulars should be considered to be a statement of the condition of the property or of any services, equipment or facilities. 3. Photographs appearing in the brochure were taken in 2024 and indicate only parts of the property. No assumption should be made in respect of parts of the property which are not shown in the photographs. 4. Purchasers should not assume that any planning, building regulations or other consents have been obtained for alterations or changes of use. Any intending purchasers must verify the position themselves. 5. Descriptions of the property contained in these particulars are subjective. Any areas, measurements or distances stated in these particulars are approximate only. Intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of them. 6. No person in the employment of Murray Beith Murray has any authority to make or give any representation or warranty whatever in relation to this property nor to enter into any contract relating to the property. 7. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold or withdrawn. 8. Interested parties are requested to register their interest through their solicitors so that they may be informed should a closing date be set for the receipt of offers. 9. The seller shall not be obliged to accept the highest offer or any offer.

All offers should be submitted to Murray Beith Murray in writing and in accordance with Section 3 of the Requirements of Writing (Scotland) Act 1995.