

COULTERS<sup>©</sup>

# 1/6 ROYAL APARTMENTS

NORTH BERWICK, EAST LOTHIAN, EH39 4AT

 2 BED  2 BATH  1 PUBLIC



## TAKE A LOOK INSIDE

Modern two bedroom first floor apartment with stunning sea views and an appealing layout. Decorated in light neutral tones through out with lift access and allocated parking.

The property is well located in the heart of the popular seaside town of North Berwick and would be suitable as a permanent or second home.

## KEY FEATURES

 Bright modern apartment with stunning sea views.

 Two bathrooms.

 Sought after development.

 Two double bedrooms.

 Residents parking.

 Close to shops, restaurants and beaches.



The well presented accommodation which has excellent storage comprises - welcoming hallway with cupboards; generous sitting/dining room with large windows maximising the wonderful sea views; kitchen/breakfast room with an excellent range of fitted units and integrated appliances; double bedroom 1 with contemporary ensuite shower room; double bedroom 2; and bathroom.

The development is maintained by Trinity Factors with an approximate annual fee of £1,884.



## 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.

## EXTRAS

Integrated appliances, blinds and light fittings are included in the sale price.



Station Road,  
North Berwick,  
East Lothian, EH39 4AT



Approx. Gross Internal Area  
946 Sq Ft - 87.88 Sq M  
For identification only. Not to scale.  
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## GET IN TOUCH

 [www.coultersproperty.co.uk](http://www.coultersproperty.co.uk)

 01620 671 837

 [enquiries@coultersproperty.co.uk](mailto:enquiries@coultersproperty.co.uk)

## 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.