

COULTERS®



# 8B KIRK PORTS

NORTH BERWICK, EAST LOTHIAN, EH39 4HL

1 BED

1 BATH

1 PUBLIC



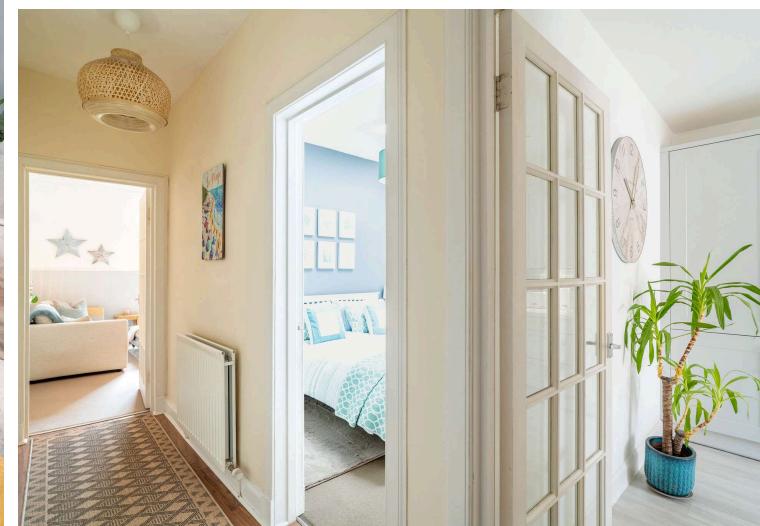
## TAKE A LOOK INSIDE

Peacefully located just a stone's throw from spectacular beaches and the bustling high street, this beautifully renovated one bedroom flat in highly desirable North Berwick offers the perfect blend of modern living and coastal charm.

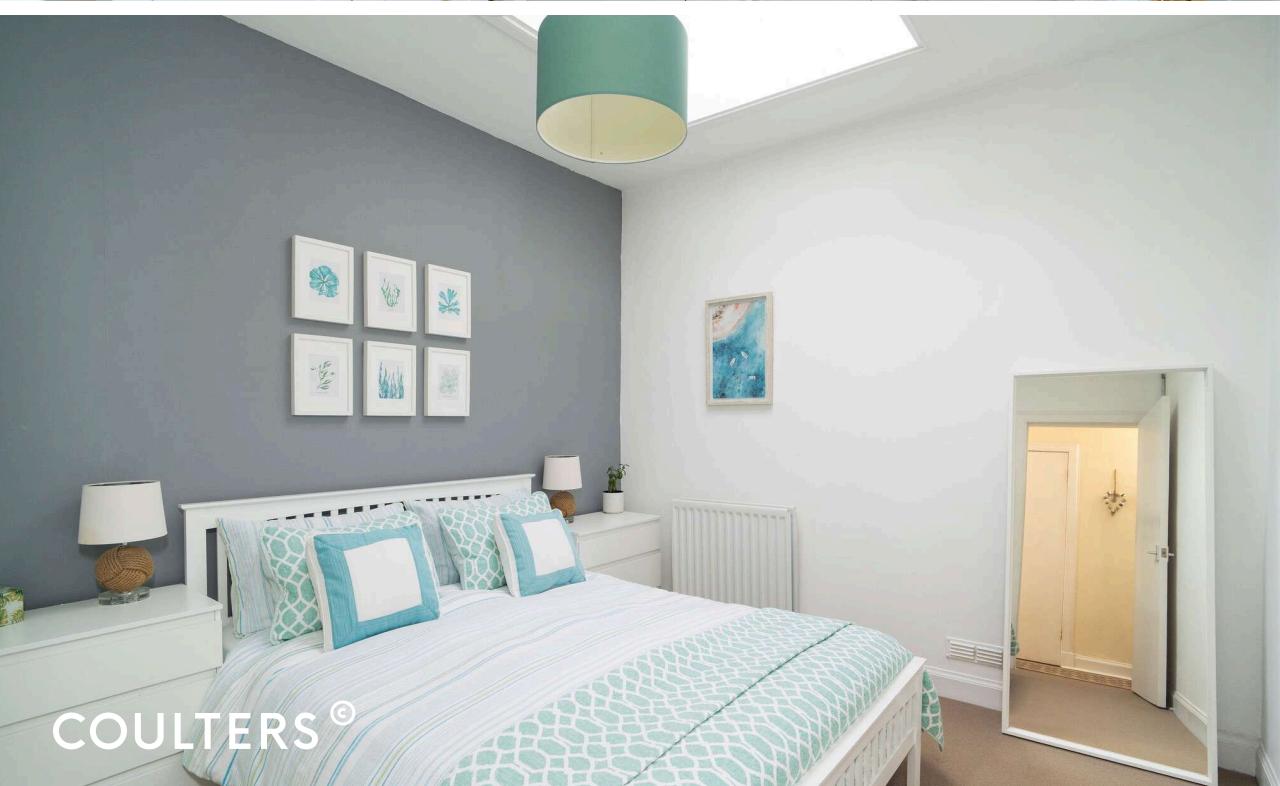
The property is within walking distance of all local amenities including the high street, supermarkets and train station, and benefits from an open outlook over the church yard to the front and access to a shared garden with a seating area to the rear.

### KEY FEATURES

- Flat in centre of town
- Large double bedroom
- Communal garden with seating area
- Nearby on street parking
- A stones throw from the high street
- Beautifully renovated throughout
- EPC Rating - D
- Council Tax Band - C



The property comprises; entrance hallway with two storage cupboards; light filled sitting room with open outlook and wood burning stove; dining kitchen with integrated appliances, induction hob and charming window seat; double bedroom with Velux skylight and solar blind; and an immaculately presented shower room which completes the accommodation.



## 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 which is within walking distance of the property allows for convenient travel back and forth to Edinburgh.

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.

Reputable local primary and secondary schooling including North Berwick High School are within walking distance.

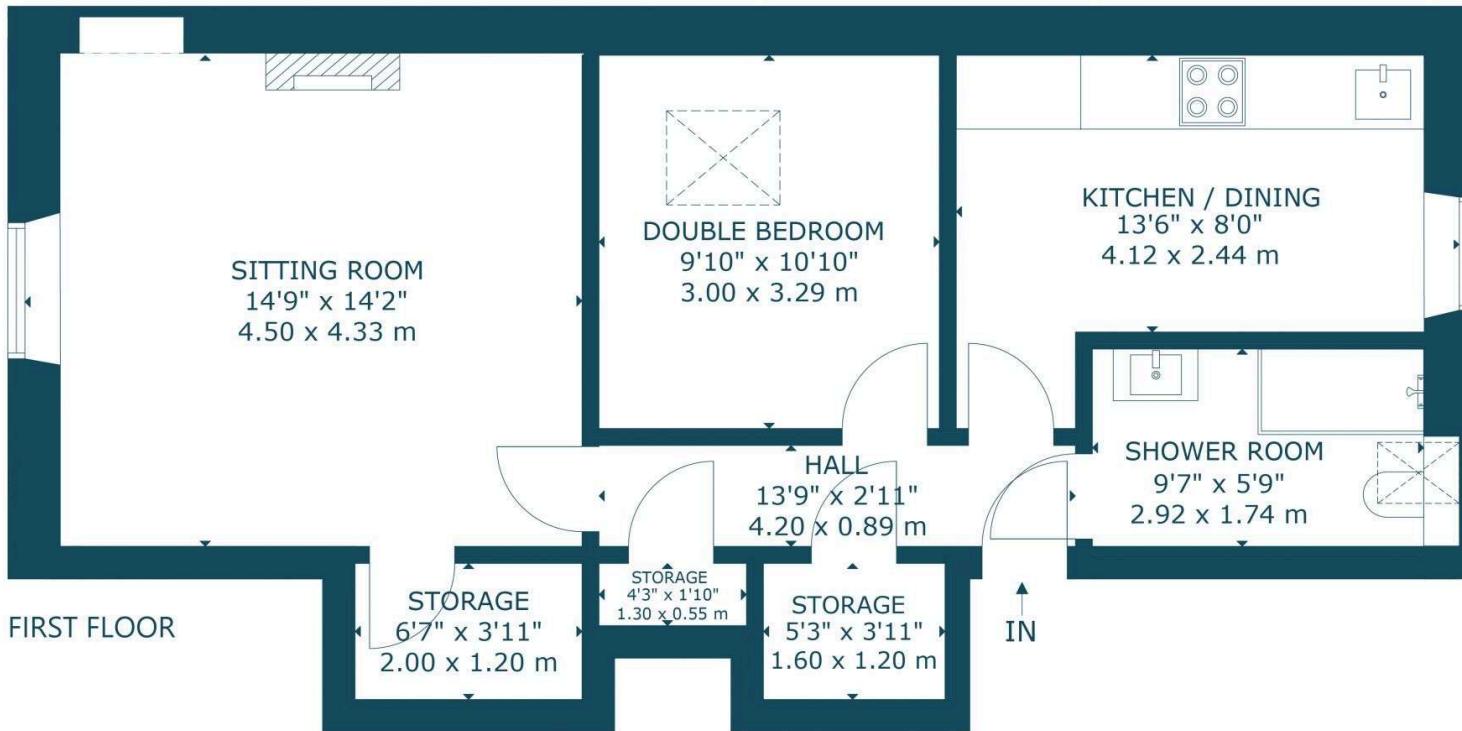
There is private schooling at Compass in Haddington, Belhaven Hill in Dunbar, and Loretto in Musselburgh. Edinburgh schooling options are easily accessed.

## EXTRAS

All integrated appliances, light fittings, floor coverings and window coverings are included in the sale.



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88 KIRK PORTS, NORTH BERWICK, EH39 4HL  
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 637 SQ FT / 59 SQ M  
 All measurements and fixtures including doors and windows are  
 approximate and should be independently verified.  
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## GET IN TOUCH

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 01620 671 837

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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.