



45 STATION ROAD
NORTH BERWICK, EAST LOTHIAN, EH39 4BF



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RATING



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SUMMARY

This one-bedroom, second-floor flat forms part of a sought-after modern development in North Berwick and boasts proximity to excellent local amenities, the High Street, picturesque beaches, golf links, and commuter links.

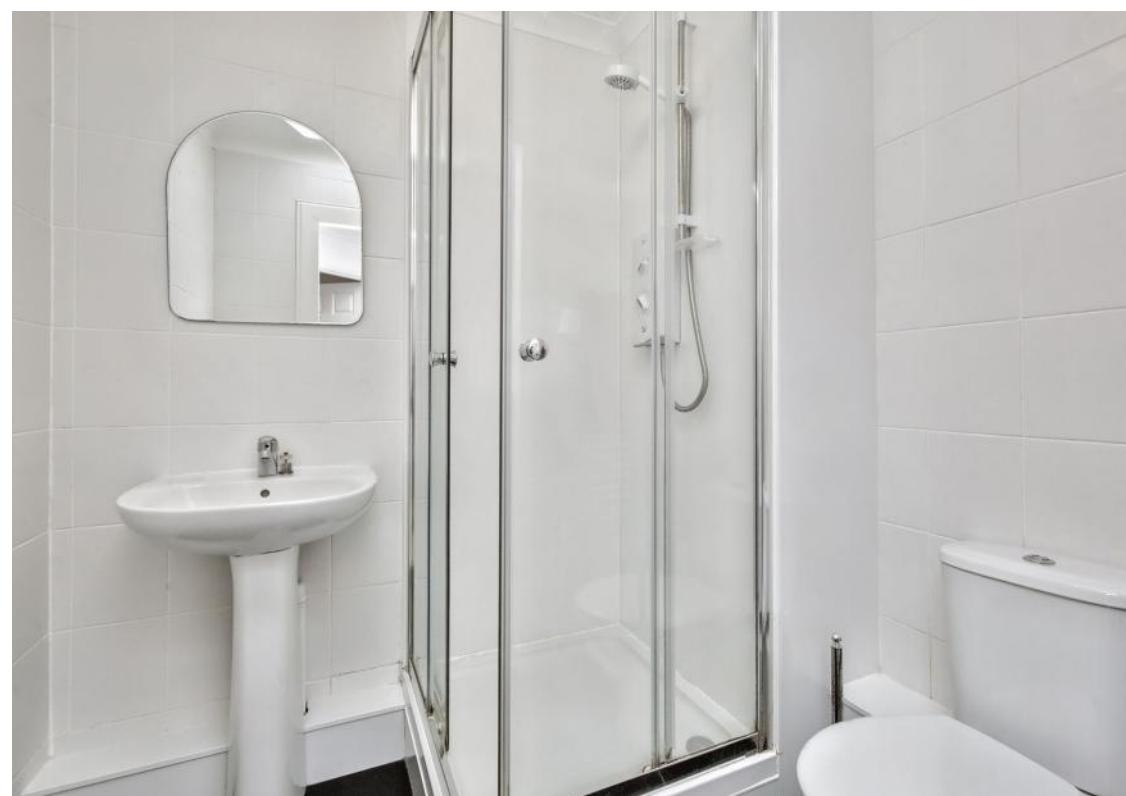
The flat comes with a large, sun-facing living and dining room with stunning views and French doors leading to an equally sunny kitchen, creating an attractive semi-open plan layout. The residence further features a southwest-facing double bedroom with a mirrored built-in wardrobe and a modern shower room.

Externally, the development offers buyers lovely shared gardens with seating space and convenient residents' parking.

Extras: All fitted floor and window coverings, light fittings and kitchen appliances are included in the sale

FEATURES

- Second-floor flat in coastal North Berwick
- Sought-after development complex
- Stunning canopy/hilltop views
- Secure shared entry and lift service
- Entrance hall with storage
- Bright and airy living and dining room with lovely views
- Sun-filled French-doored kitchen
- Sunny double bedroom with mirrored wardrobe
- Modern shower room
- Shared gardens with external seating space
- Residents' parking
- Electric heating and double-glazing





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HOUSE SALES

If you have a house to sell, we provide free pre-sales advice, including valuation. We will visit your home and discuss in detail all aspects of selling and buying, including costs and marketing strategy, and will explain GSB Properties' comprehensive services.

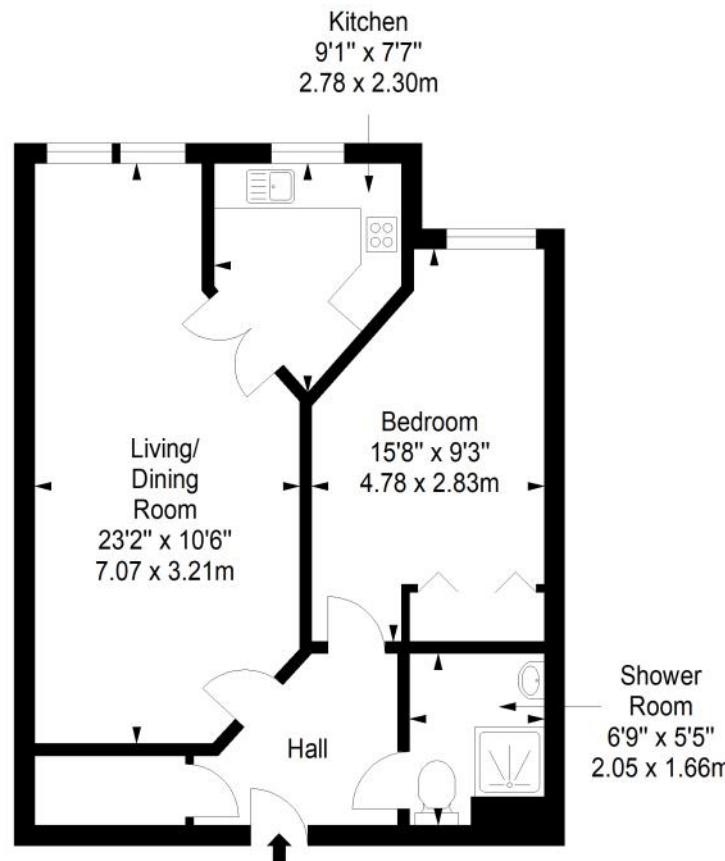
1. While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.
2. Interested parties are advised to note interest through their solicitor as soon as possible in order to be kept informed should a Closing Date be set. The seller will not be bound to accept the highest or any offer.

FLOORPLAN



Second Floor

Approx. 48.8 sq. metres (525.3 sq. feet)



Total area: approx. 48.8 sq. metres (525.3 sq. feet)