



## 25A HIGH STREET

North Berwick, East Lothian, EH39 4HH



1

Public Room



2

Bedrooms



1

Bathroom





# 25A HIGH STREET, NORTH BERWICK

The flat's front door opens to a hallway with storage, to the left is the living room. Here, a neutral palette and a subtle accent wall create a modern aesthetic, alongside 12-pane sash windows for a light-filled ambience. It is generously proportioned and it has a handy nook for a home workstation below fitted shelving. A handsome focal-point mantelpiece and a press cupboard add the finishing touches to this delightful reception area. At the south-facing rear is the dual-aspect dining kitchen, which has a modern, well-appointed design, with cabinets and workspace housing integrated appliances. Attractive splashbacks complete the fashionable look.



EPC  
RATING



COUNCIL  
TAX BAND

#### VIEWING

By appointment only  
with Gilson Gray on  
**01620 893 481**

## Features

- First-floor flat with neutral décor throughout
- Located in the highly sought-after coastal town of North Berwick
- Conveniently located on the High Street
- Short stroll to the beach
- Hall with storage
- Generous size living room
- Modern dining kitchen
- Two double bedrooms
- Bright three-piece bathroom
- Low-maintenance shared rear garden















Finished in light tones and with fitted carpets, the two double bedrooms are both well-proportioned. The principal bedroom is to the southfacing rear, offering the larger footprint and a storage area, whereas the front-facing second bedroom has a press cupboard. The threepiece bathroom (and overhead shower) is by the principal bedroom.



Extras: There is an integrated washing machine, oven and hob which will be included in the sale. No warranties or guarantees shall be provided in relation to any of the services, moveables, and/or appliances included in the price, as these items are to be left in a sold as seen condition





Outside, there is a low-maintenance shared garden to the rear.











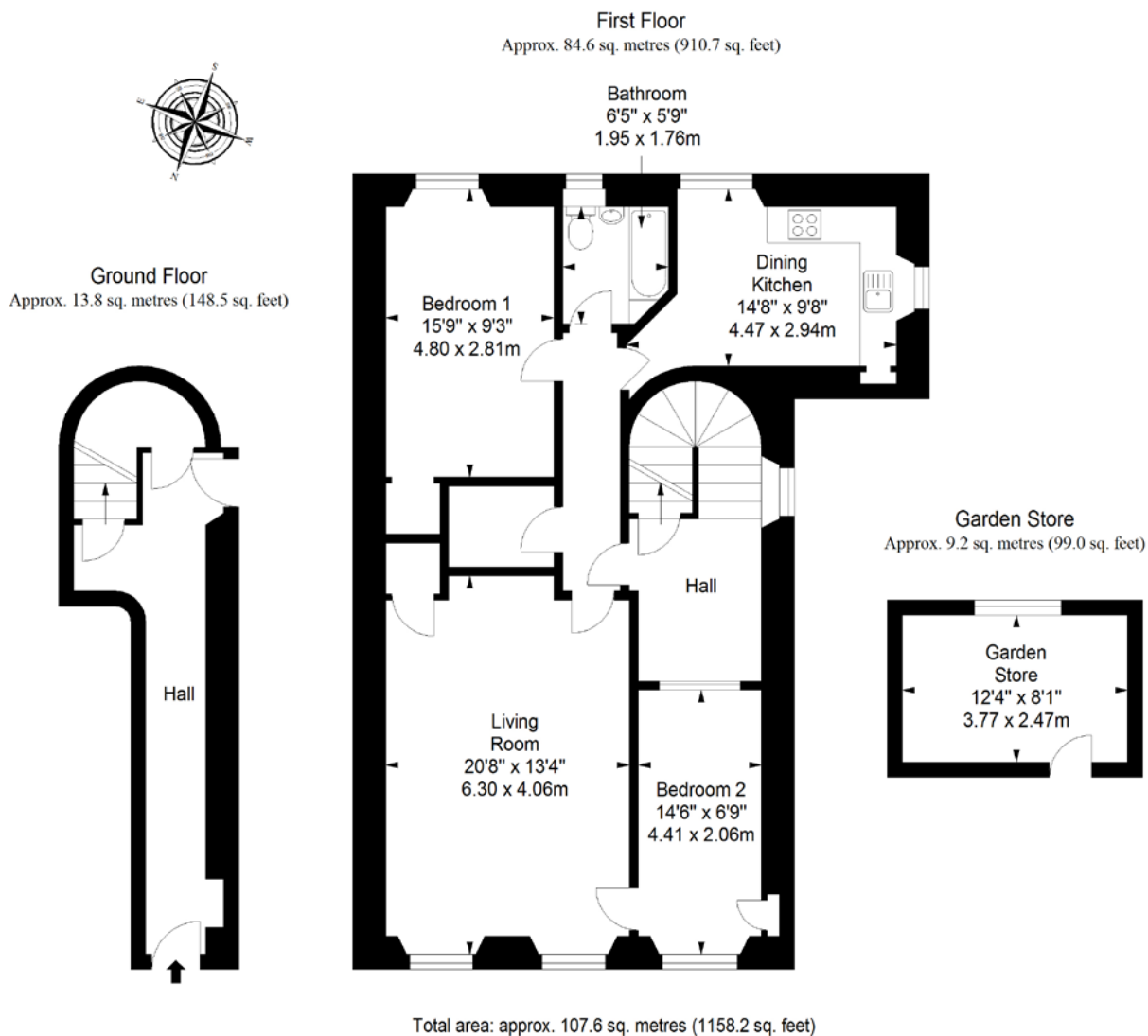


## NORTH BERWICK, EAST LoTHIAN

Surrounded by beautiful beaches and offering a lively and vibrant town centre, the sought-after town of North Berwick is one of Scotland's best coastal resorts and was recently voted by The Sunday Times as the Best Place to Live in the UK. The coastline of North Berwick forms a significant part of the John Muir Way and is home to stunning scenery in both directions, boasting great beaches and the volcanic island of Bass Rock. The town centre boasts many independent shops, boutiques and galleries and offers a family run butchers, delicatessen specialising in local produce, an independent wine merchants, grocers, bakers, banks, coffee houses, restaurants, florists and chemists. The town also has two large supermarkets. The surrounding area has plenty to offer for the active type, with scenic walks, cycling routes and a sports centre with swimming pool, fitness classes and a gym. For the golf enthusiast there are a number of fantastic courses, including the nearby Glen Golf Course and North Berwick Golf Course. North Berwick is known for its outstanding schools, with North Berwick High being the only state school in Scotland on the Prestigious List. Law Primary School is situated beside the high school. North Berwick train station offers regular services direct to Edinburgh, taking just over half an hour to reach the city. There is also a regular bus service serving the town to Edinburgh's city centre.



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