



4 CLARE COURT

North Berwick, East Lothian, EH39 4BZ



1

Public Room



2

Bedrooms



1

Bathroom



4 CLARE COURT

Set within a peaceful development in coastal North Berwick, conveniently close to the train station and just a 10-minute walk from shops and the beach, this two-bedroom first-floor flat benefits from bright interiors with an easily personalised neutral finish, access to shared gardens, and private residents' and garage parking. The appealing home boasts two double bedrooms with fitted storage, a modern shower room with a walk-in shower, and, both enjoying a south-facing aspect, a dining kitchen and a spacious living room with an elegant focal fireplace.







F

EPC
RATING

E

COUNCIL
TAX BAND

VIEWING

By appointment only
with Gilson Gray on
0131 516 5366

Features

- Quiet development in coastal North Berwick
- Close to the train station and town centre
- Bright, neutrally presented first-floor flat
- Communal stairs and secure entry system
- Entrance hall with storage
- Sunny, spacious living room with an elegant fireplace
- South-facing dining kitchen
- Two double bedrooms with fitted storage
- Modern shower room with a walk-in shower
- Access to shared gardens
- Private residents' and garage parking
- Electric heating and double glazing







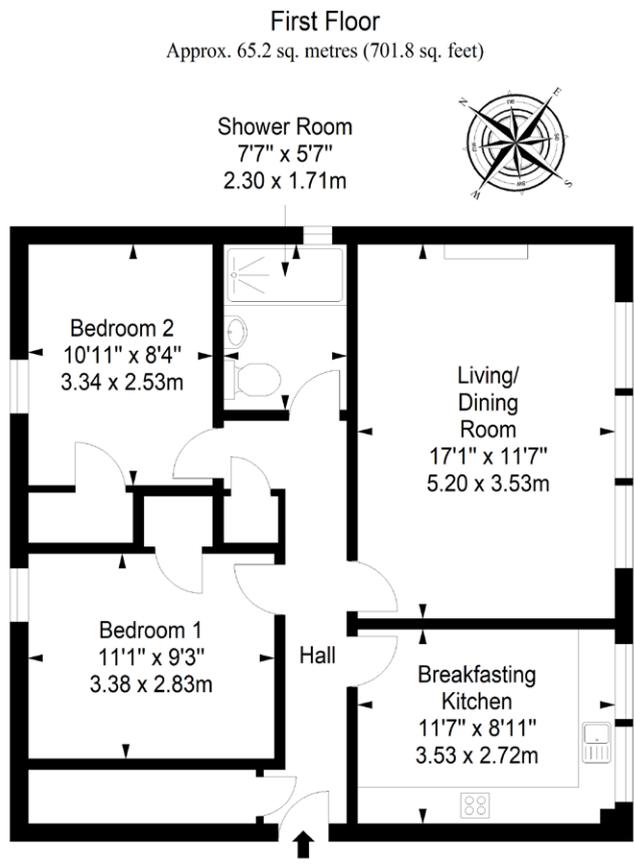


Extras: All fitted floor coverings, window coverings, and light fittings are included in the sale.



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 premier coastal resorts and has been voted in recent polls as the best place to live in the country and 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. On the outskirts of the town there is also a large supermarket. 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 and both are only a short walk away from the property. 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.



Total area: approx. 65.2 sq. metres (701.8 sq. feet)

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