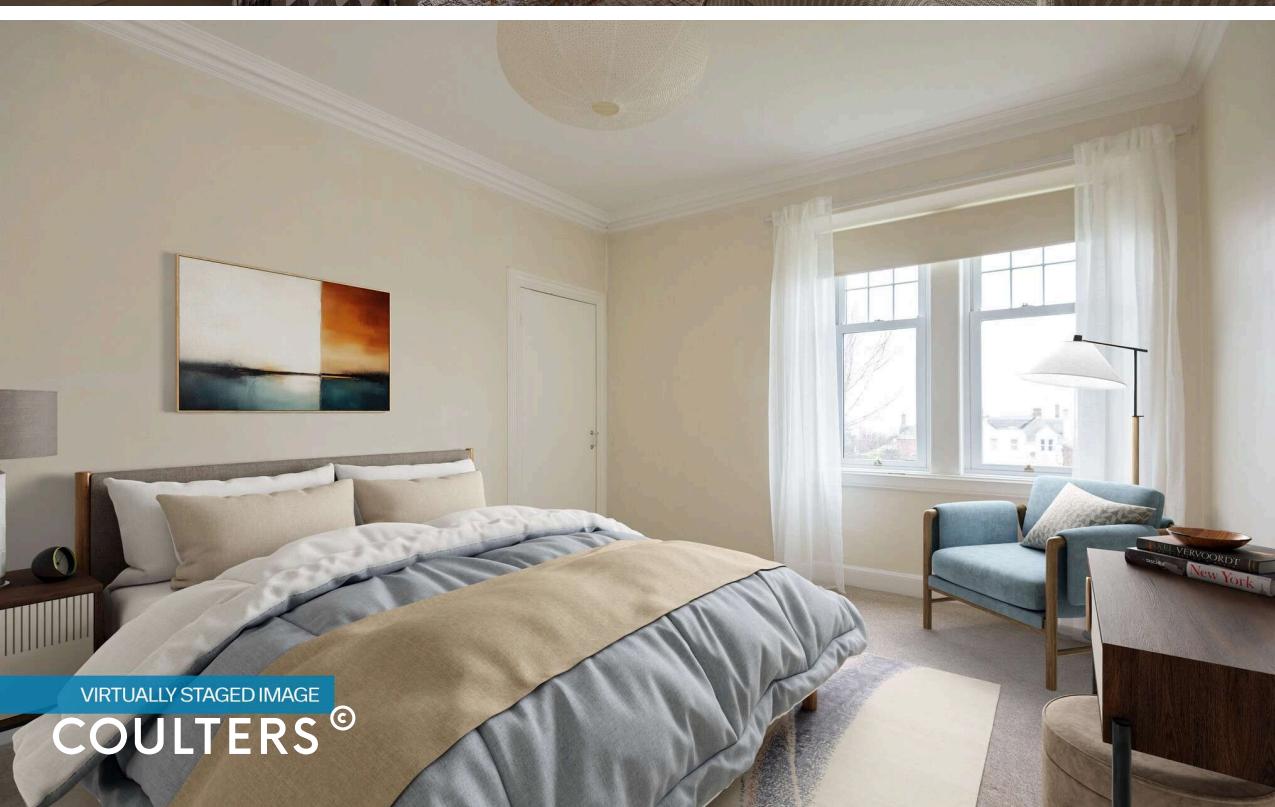


COULTERS®

# 8B CLIFFORD ROAD

NORTH BERWICK, EAST LOTHIAN, EH39 4PW

2 BED 1 BATH 1 PUBLIC



## TAKE A LOOK INSIDE

Located within the highly desirable seaside town of North Berwick, 8b Clifford Road is a charming two bedroom first floor flat conveniently situated close to the beach and within easy walking distance of an excellent range of local amenities whilst also being within easy access of the train station and the City Centre.

### KEY FEATURES

- Delightful, well proportioned accommodation
- Two double bedrooms
- Private garden and well maintained shared rear garden
- On-street parking
- Within a short walk of all local amenities
- Ideal as a permanent residence or a holiday home
- EPC Rating - C
- Council Tax Band - C



The well proportioned property offers a perfect blend of traditional charm and modern comfort, ideal as a holiday home or permanent residence, and comprises - entrance hall with a large storage cupboard; spacious sitting room with a fireplace; kitchen with all appliances; two double bedrooms; and a shower room.

The property further benefits from a private garden to the side of the property and access to a well maintained communal garden to the rear.



## THE LOCAL AREA

The beautiful East Lothian seaside town of North Berwick is a highly desirable location and has regularly been named as the best place to live in Scotland. Just twenty five miles from Edinburgh, the town is popular with commuters working in the city, and the regular train and bus services are within walking distance of the property allowing for convenient travel back and forth to Edinburgh.

The bustling High Street offers a variety of amenities with a butcher, post office, chemist, and Co-op alongside independent boutiques, restaurants and coffee shop. There is also an Aldi and Tesco located on the East side of the town.

East Lothian has many fine walks by the sea and inland and boasts spectacular beaches and renowned golf courses. North Berwick has 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.

## EXTRAS

All fitted carpets, fitted floor coverings, curtains, blinds, light fittings, the electric hob, oven, fridge and washing machine are included in the sale price.





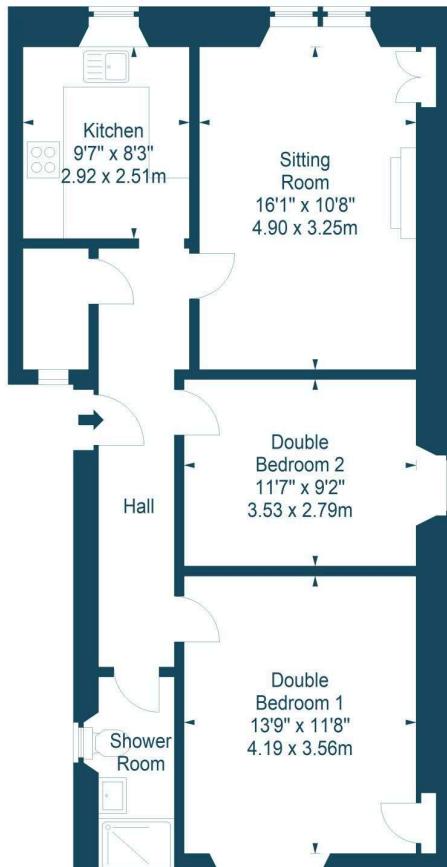
COULTERS

COULTERS®

Clifford Road,  
North Berwick,  
East Lothian, EH39 4PW



Approx. Gross Internal Area  
720 Sq Ft - 66.89 Sq M  
For identification only. Not to scale.  
© SquareFoot 2026



First Floor

## 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.