

COULTERS<sup>©</sup>

# 17 HAMILTON COURT

CROMWELL ROAD, NORTH BERWICK, EH39 4LW

 2 BED

 2 BATH

 1 PUBLIC



## TAKE A LOOK INSIDE

17 Hamilton Court is an immaculately presented second floor flat situated within a modern development on Cromwell Road in North Berwick.

The property, which lies adjacent to West Links Golf Course and West Beach, benefits from lift access, communal grounds and a secure parking area.

## KEY FEATURES



Immaculately presented second floor flat within modern development.



Two double bedrooms, one with ensuite.



Open plan, south-facing kitchen/dining/living room.



Sea and golf course views from the living area and principal bedroom.



Lift access.



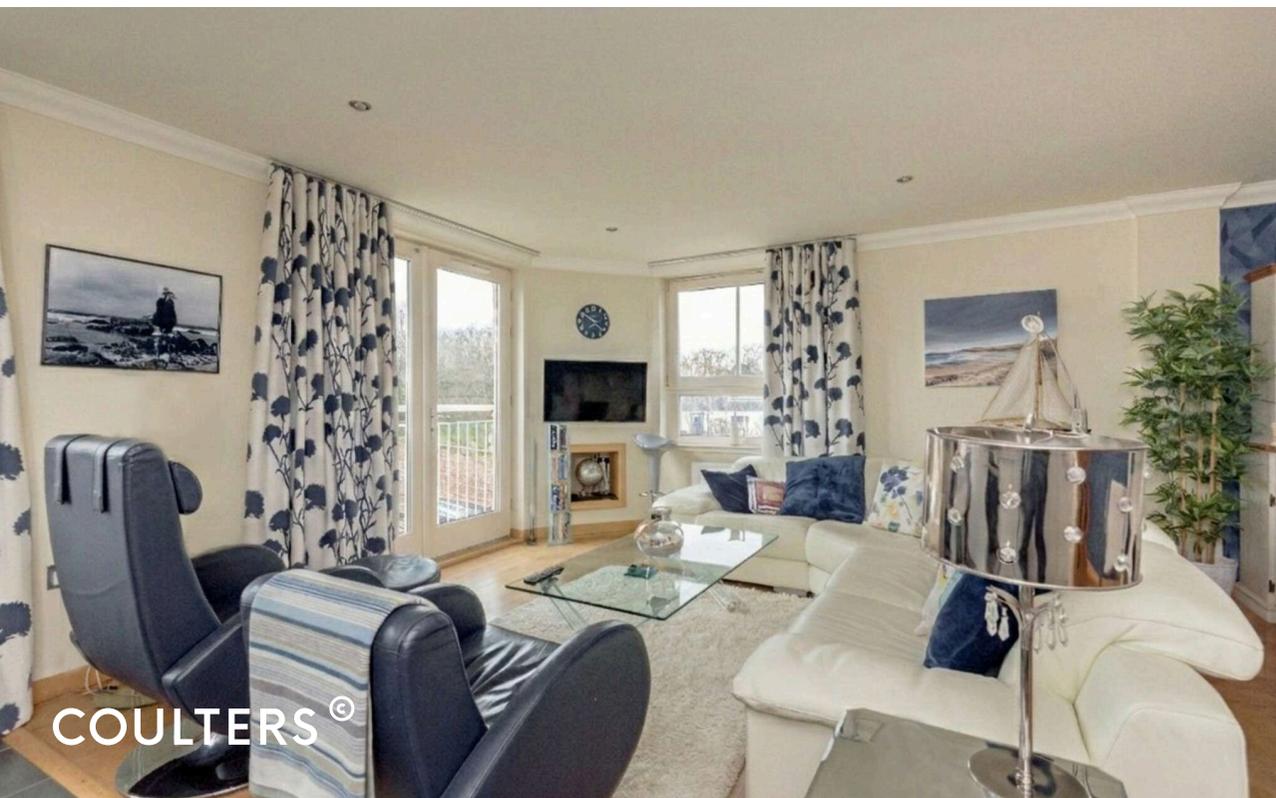
Secure, gated residents car park.



EPC Rating - C



Council Tax Band - F





Once inside the flat, the central hall has two large storage cupboards, one of which houses the hot water tank. A wonderful open plan kitchen/dining/living room is flooded with natural light from the south facing window and French doors. A second west-facing window within the living area offers views of the coastline and Fidra Island.

The principal bedroom has built in wardrobes and a window offering lovely sea and golf course views. The ensuite shower room has been upgraded by the current owners and offers a large walk-in shower and under floor heating. A second double bedroom with a fitted wardrobe and a main bathroom with separate shower enclosure and underfloor heating complete the accommodation.





Double glazing is fitted throughout and heating is provided by electric radiators.

To the rear of the property, accessed via a remote controlled gate, is a residents car park.

## THE LOCAL AREA

North Berwick is a highly desirable coastal town in East Lothian within easy commuting distance of Edinburgh. It has regularly been named as the best place to live in Scotland with a good range of shops, well regarded schooling, a beautiful beach and many eateries.

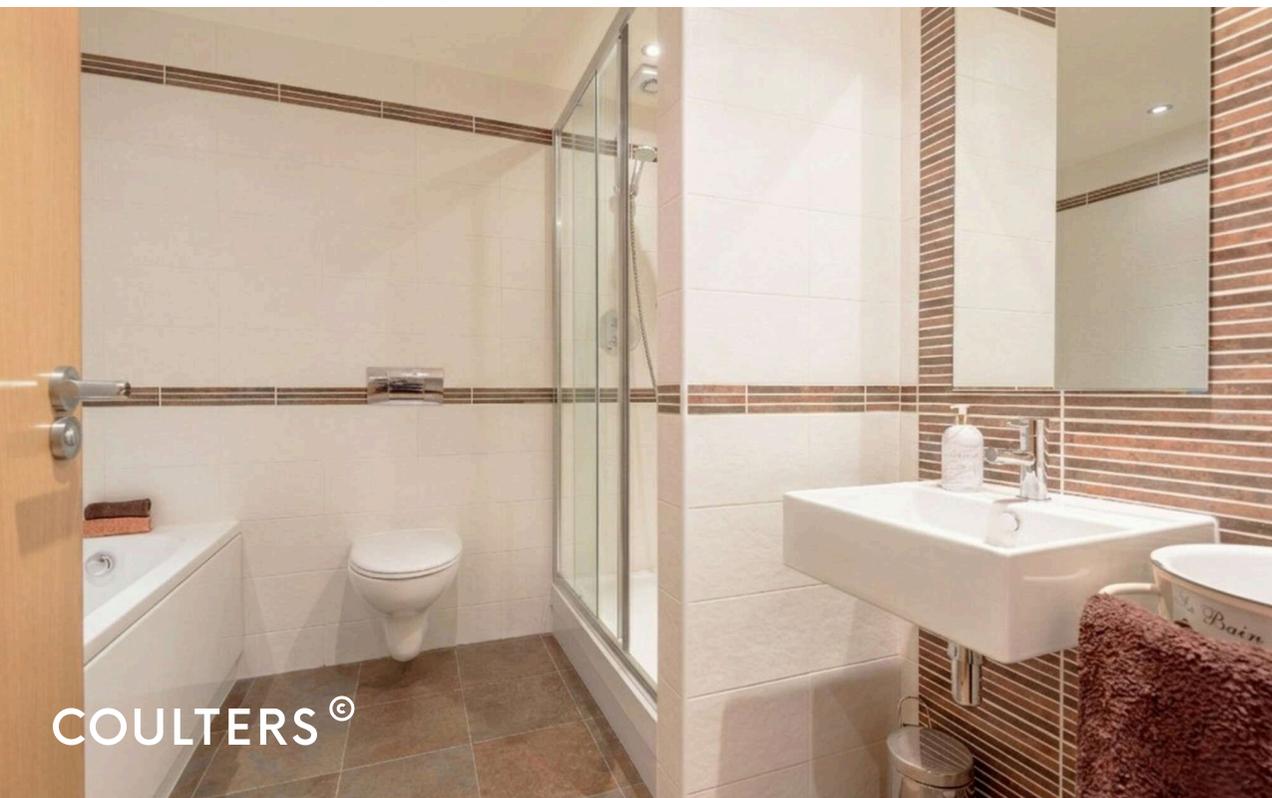
The bustling high street, which can be reached on foot in 15 minutes, has a wide selection of retailers and restaurants and there is a Tesco and Aldi supermarket on the outskirts. North Berwick has two excellent golf courses, a yacht club, rugby club, tennis courts, a swimming pool and sports centre, and a luxury spa club is situated at the Marine Hotel next door.

East Lothian has many fine walks by the sea and inland. Edinburgh can be reached in about 45 minutes by car or by train in half an hour and there are extensive bus services.

## EXTRAS

All blinds, curtains, floor coverings and kitchen appliances are included in the sale price. The property can also be sold with the furniture included.

**HOME REPORT VALUATION: £430,000**

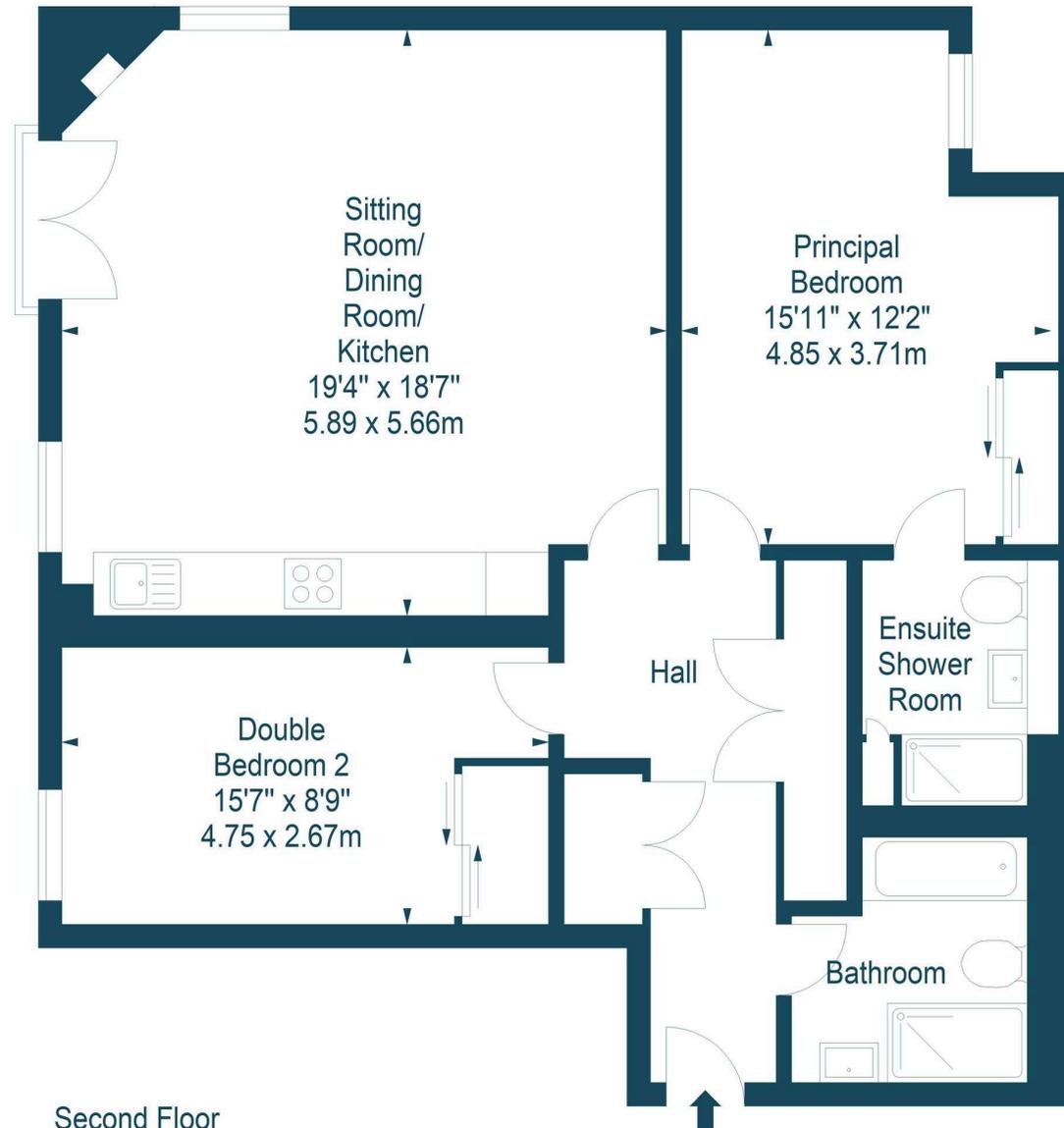
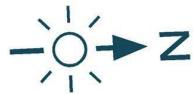




**Hamilton Court,  
North Berwick,  
East Lothian, EH39 4LW**



Approx. Gross Internal Area  
944 Sq Ft - 87.70 Sq M  
For identification only. Not to scale.  
© SquareFoot 2026



Second Floor

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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.