Aviemore, 17 Melbourne Rd
North Berwick, EH39 4JX

- Charming 2 bedroom main door ground floor flat
- Sought after beach front location
- Ideal as a permanent or holiday home
- Well presented throughout with period features
- Modern kitchen and bathrooms
- Large living room to front with sea views
- Double bedroom 1 with ensuite shower
- Double bedroom 2 with sea views
- Walking distance of local amenities
- Night storage heaters, secondary & single glazing

Charming 2 bedroom main door flat in sought after beach front location with superb views

Description
Aviemore is a well presented beach front main door apartment situated in a rarely available and sought after location. The property benefits from a mix of period features, including original tiled floor in the vestibule, high ceilings and fireplaces. The flat is decorated in light neutral tones throughout and is in move in condition with wonderful direct sea views to the front. Local amenities are within easy walking distance and the flat could be used as a permanent or holiday home.
Location
North Berwick lies on the East Lothian coast within easy commuting distance of Edinburgh and is one of the most sought-after towns in the county. It has a busy high street, with a wide range of local shops 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. The town provides excellent local primary schooling and the well-regarded North Berwick High school. Private schooling is available at Compass in Haddington, Belhaven Hill in Dunbar, Loretto in Musselburgh with further choices available in Edinburgh. 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.

EPC Rating D

Home Report
The Home Report is available to download from our website www.simpsonmarwick.com. The condition of the property and any material matter is disclosed in the Home Report.

Note: Interested parties should request their solicitor to note interest. The Seller is not bound to accept the highest or any offer. These particulars do not form part of any contract. The statements or plans are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested and no warranty is given as to their compliance with Regulations.