

COULTERS[©]

13G MELBOURNE PLACE

NORTH BERWICK, EH39 4JR

 2 BED  1 BATH  2 PUBLIC



TAKE A LOOK INSIDE

Situated in an enviable beachside setting within the highly desirable town of North Berwick, this stylishly presented two bedroom upper flat is close to all local amenities.

The property which is over two levels comprises; two double bedrooms, a dining kitchen, living room, and shower room.

It would make a fantastic home or long term rental investment.



KEY FEATURES

 Bright and spacious upper flat

 Two double bedrooms

 Close to beachfront

 Unrestricted on street parking nearby

 Within walking distance of shops and train station

 Close to all local amenities





EXTRAS

All light fittings, fitted floorcoverings, window coverings and integrated appliances are included in the sale.

THE LOCAL AREA

The beautiful East Lothian seaside town of North Berwick is a highly desirable location. Just twenty five miles from Edinburgh the town is popular with commuters working in the city, and the regular train service from North Berwick to Edinburgh allows for convenient travel back and forth.

The town boasts spectacular beaches and renowned golf courses alongside independent boutiques, restaurants and coffee shops. There are 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.

The bustling High Street on which the property is located offers a variety of amenities with a butcher, post office, chemist, and Co-op; and an Aldi and Tesco are located on the East side of the town.

North Berwick's vibrant community spirit is showcased through various events and festivals held throughout the year. The Fringe by the Sea festival, held annually in August, features a diverse range of music, comedy, and arts performances, attracting both locals and visitors.

GET IN TOUCH



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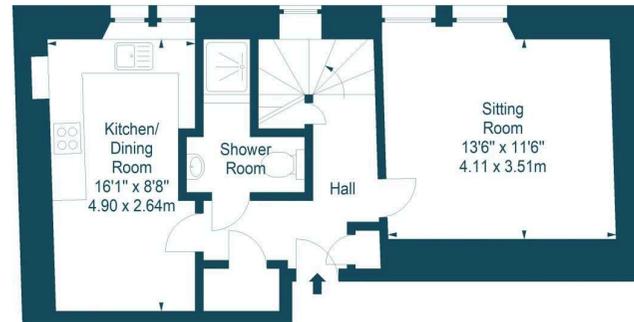


enquiries@coultersproperty.co.uk

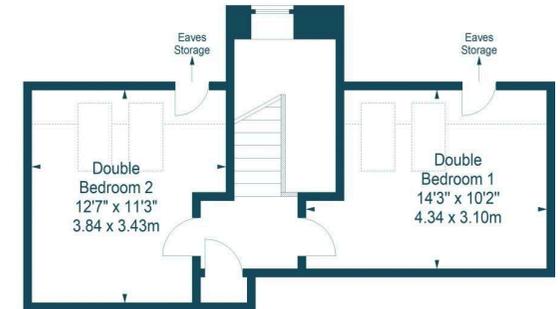
Melbourne Place,
North Berwick,
East Lothian, EH39 4JR



Approx. Gross Internal Area
833 Sq Ft - 77.39 Sq M
For identification only. Not to scale.
© SquareFoot 2024



Second Floor



Third Floor



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.