



GARDEN STIRLING BURNET

8C CLIFFORD ROAD

NORTH BERWICK, EAST LOTHIAN, EH39 4PW





SUMMARY

This one-bedroom first-floor flat forms part of a charming building, which has a desirable location in the sought-after coastal town of North Berwick. It is set within easy reach of bus and rail links, and it is just a short stroll from the town's amenities and idyllic beaches. The home further benefits from bright and spacious accommodation that provides buyers with a blank canvas of décor, allowing you to easily add your own stamp. In addition, the flat enjoys a lovely view of North Berwick Law and it has shared use of an expansive garden and drying green.

Extras: all fitted floor and window coverings, light fittings, an integrated oven and gas hob, a freestanding fridge/freezer, and a washing machine to be included in the sale.







"A charming one-bedroom first-floor flat with spacious accommodation, which is decorated in neutral hues throughout"







"Convenient location in the coastal town of North Berwick, set near amenities, transport links, and idyllic beaches"

FEATURES

- A spacious first-floor flat
- Part of an attractive building
- Prime position in North Berwick
- Near beaches and transport links
- Neutral interiors throughout
- Central hall with a large cupboard
- South-facing living/dining room
- Well-appointed kitchen
- Spacious double bedroom
- Bright three-piece bathroom
- Large, well-kept communal garden
- Unrestricted on-street parking
- Electric heating and double glazing





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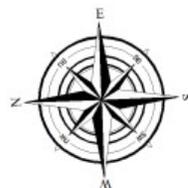
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HOUSE SALES

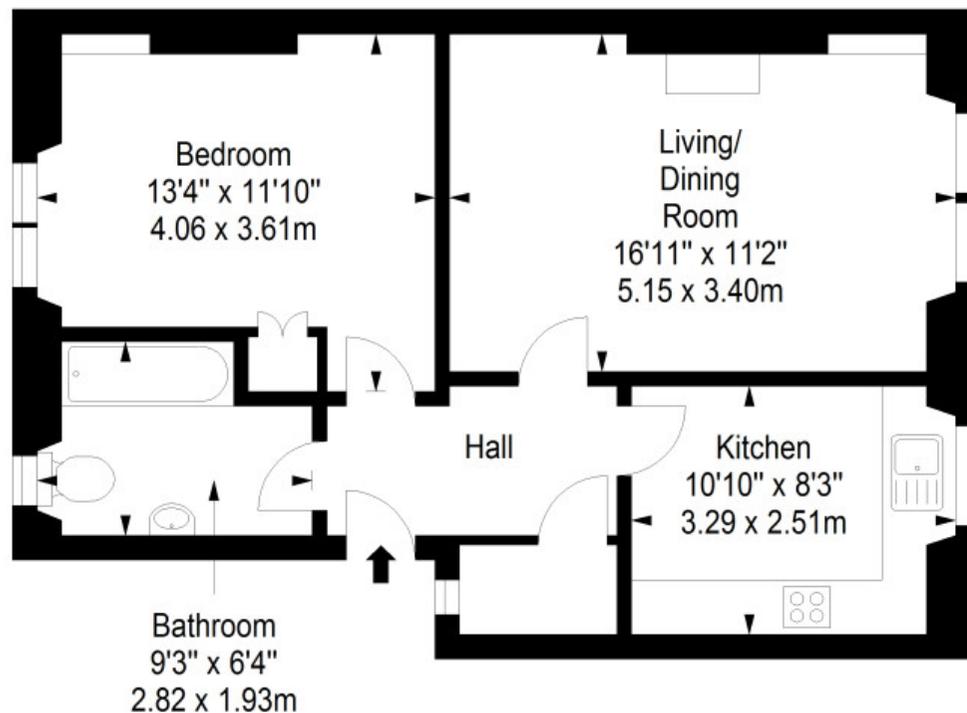
If you have a house to sell, we provide free pre-sales advice, including valuation. We will visit your home and discuss in detail all aspects of selling and buying, including costs and marketing strategy, and will explain GSB Properties' comprehensive services.

1. While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.
2. Interested parties are advised to note interest through their solicitor as soon as possible in order to be kept informed should a Closing Date be set. The seller will not be bound to accept the highest or any offer.

FLOORPLAN



First Floor
Approx. 50.7 sq. metres (545.7 sq. feet)



Total area: approx. 50.7 sq. metres (545.7 sq. feet)