

COULTERS[©]

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8 CREEL COURT

NORTH BERWICK, EH39 4LJ

2 BED

1 BATH

1 PUBLIC



TAKE A LOOK INSIDE

Forming part of a small exclusive development in the centre of North Berwick, this stylish two bedroom terraced house with private parking provides an appealing layout with a contemporary feel and is within walking distance of the beach and local amenities.

The property is presented in move in condition and comprises a welcoming entrance hall, well planned modern kitchen with excellent storage, sitting room/dining room with doors leading directly to the sunny sheltered courtyard. There is a useful internal storage cupboard and external storage unit; two double bedrooms and a modern bathroom complete the accommodation.



KEY FEATURES

-  Stylish modern 2 bed terraced house
-  Sheltered easily maintained courtyard garden
-  On the doorstep of the beach
-  Two double bedrooms
-  Private parking
-  Independent retailers and cafes nearby



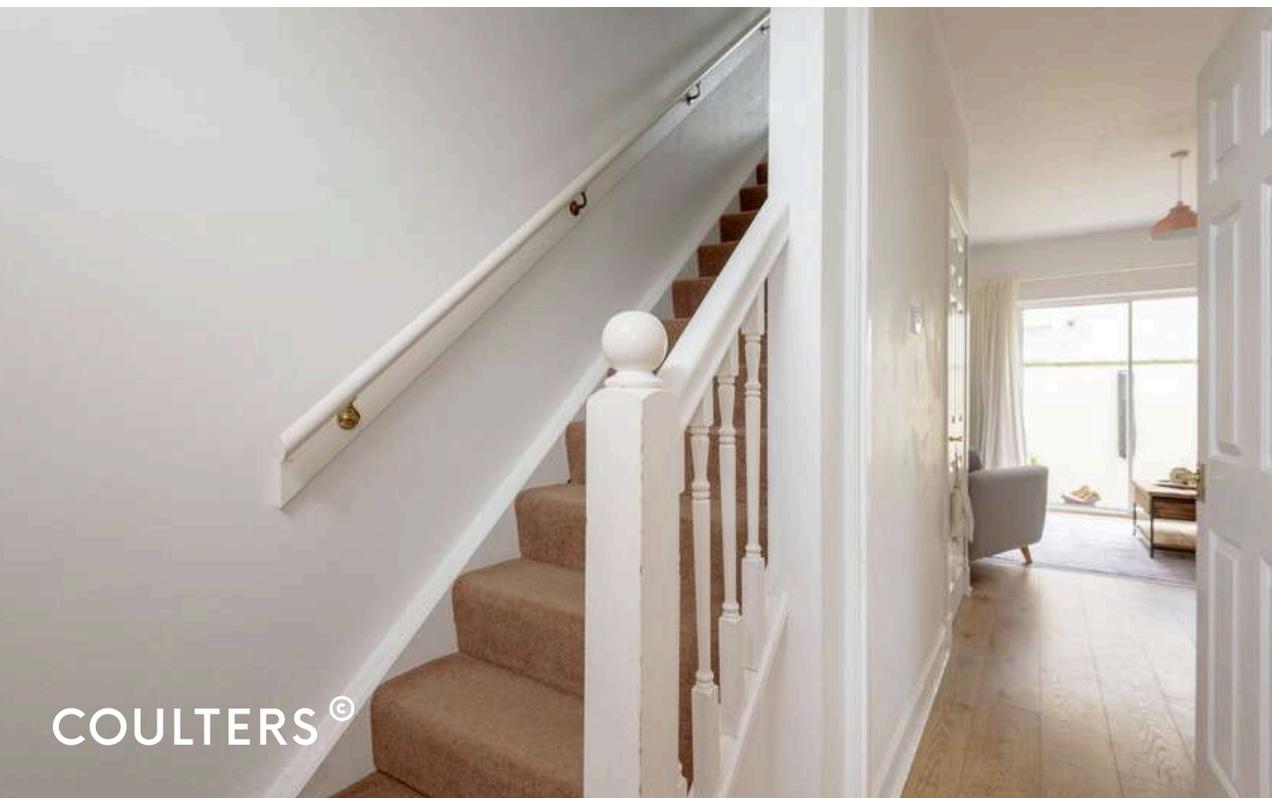


The property would be ideal as a holiday home, investment or permanent home.

EXTRAS

Integrated appliances, chest freezer, curtains and blinds are included in the sale price. Some items of furniture may be available by separate negotiation.

There is a Residents Association and the annual fees for the care of the communal grounds are approximately £120.



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 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.

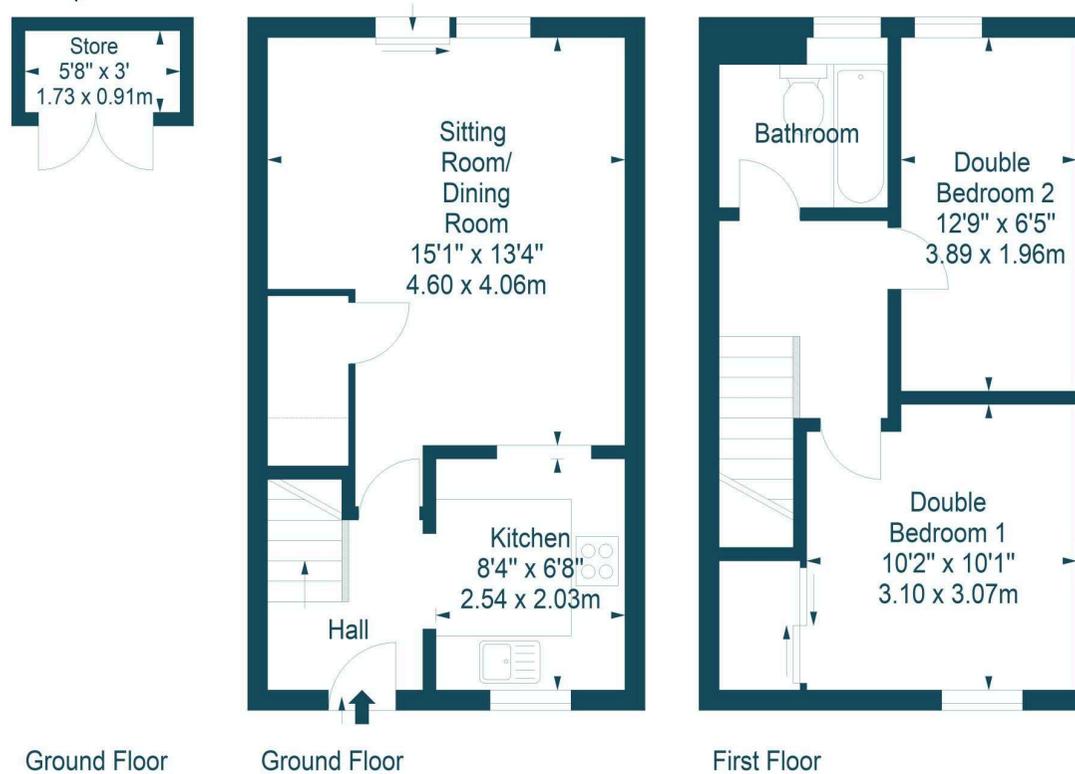


Creel Court,
North Berwick,
East Lothian, EH39 4LJ



Approx. Gross Internal Area
636 Sq Ft - 59.08 Sq M
Store

Approx. Gross Internal Area
17 Sq Ft - 1.58 Sq M
For identification only. Not to scale.
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GET IN TOUCH

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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.