

7 Abbey Court  
**North Berwick**  
**EH39 4BY**

# 7 Abbey Court

## North Berwick

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Now in need of modernisation 7 Abbey Court offers excellent scope to create a spacious and bright apartment located in the ever-popular coastal town of North Berwick.

The second floor, accommodation comprises; welcoming hallway with store cupboard, generously proportioned, double aspect living/dining room with useful storage cupboard off, kitchen with a range of base and wall mounted units, 2 double bedrooms each with ample built in wardrobe space and the shower room completes the accommodation.

The property also benefits from double glazing and a private garage.

### Property Features

Desirable Location

In Need of Modernisation

2 Bedrooms

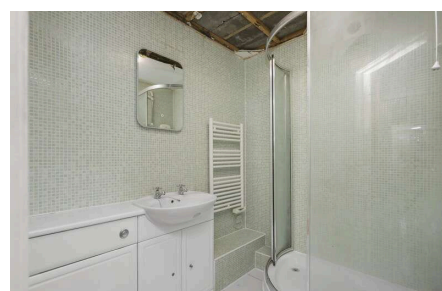
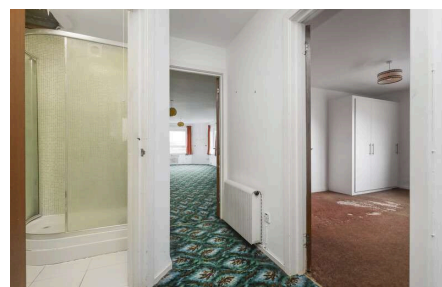
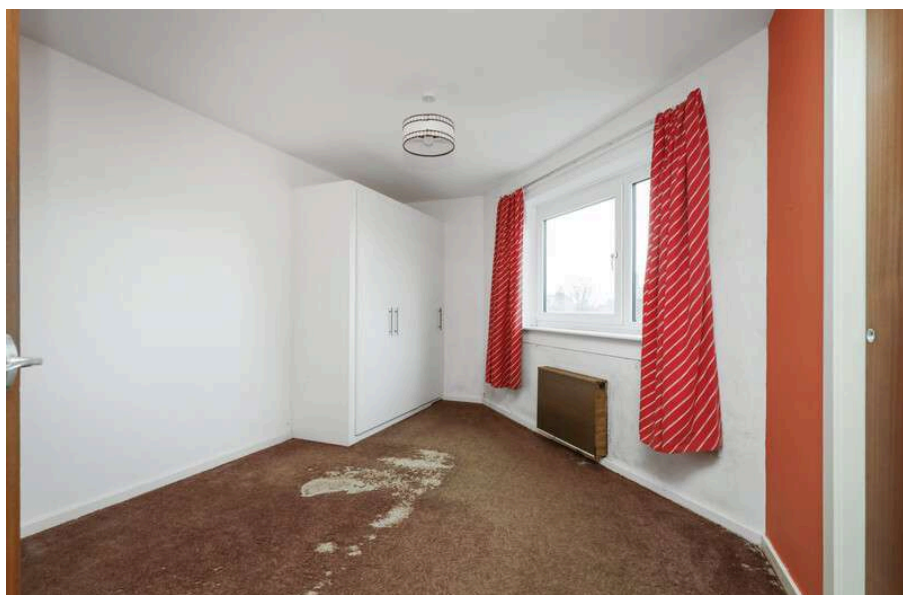
Second Floor Flat

Double Glazing

Garage

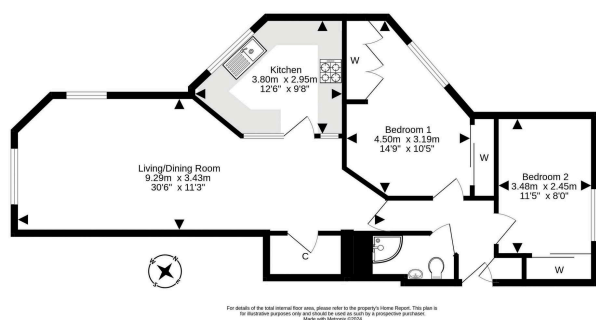








North Berwick lies on the East Lothian coast within easy commuting distance of Edinburgh and is one of the most sought-after towns in the County. It has a busy high street, with a wide range of local shops and restaurants and there is a Tesco supermarket on the outskirts. Excellent local primary schooling and the well-regarded High School are both within easy walking distance of the house. Private schooling at all levels is available at Loretto in Musselburgh and in Edinburgh. 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. 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 fitted floor coverings, light fittings and kitchen appliances are included in the sale (the seller will not warrant their working order).

**AS** Anderson  
Strathern

**Find out more**

**01620 82 2127**

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### Notes

Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. Offers should be faxed to 0131 270 7778 in the first instance. The Seller shall not be bound to accept the highest or any offer. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses.

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