

COULTERS[®]

19F HIGH STREET

NORTH BERWICK, EH39 4HH

 2 BED  1 BATH  1 PUBLIC





TAKE A LOOK INSIDE

Situated in a modern block in the centre of North Berwick, this well presented contemporary two bedroom top floor flat provides an appealing layout and is within walking distance of the beach and local amenities.

The property has been recently refurbished and is presented in move in condition and comprises a welcoming entrance hall with storage, well planned modern kitchen with good storage, bright sitting room/dining room; two double bedrooms and a stylish bathroom complete the accommodation.

KEY FEATURES

 Well presented modern top floor flat with open outlook

 Shared garden to rear

 Situated in the heart of North Berwick

 Two bedrooms

 On street parking

 On the doorstep of amenities & the beach



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

EXTRAS

Integrated appliances, blinds and light fittings are included in the sale price.



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.

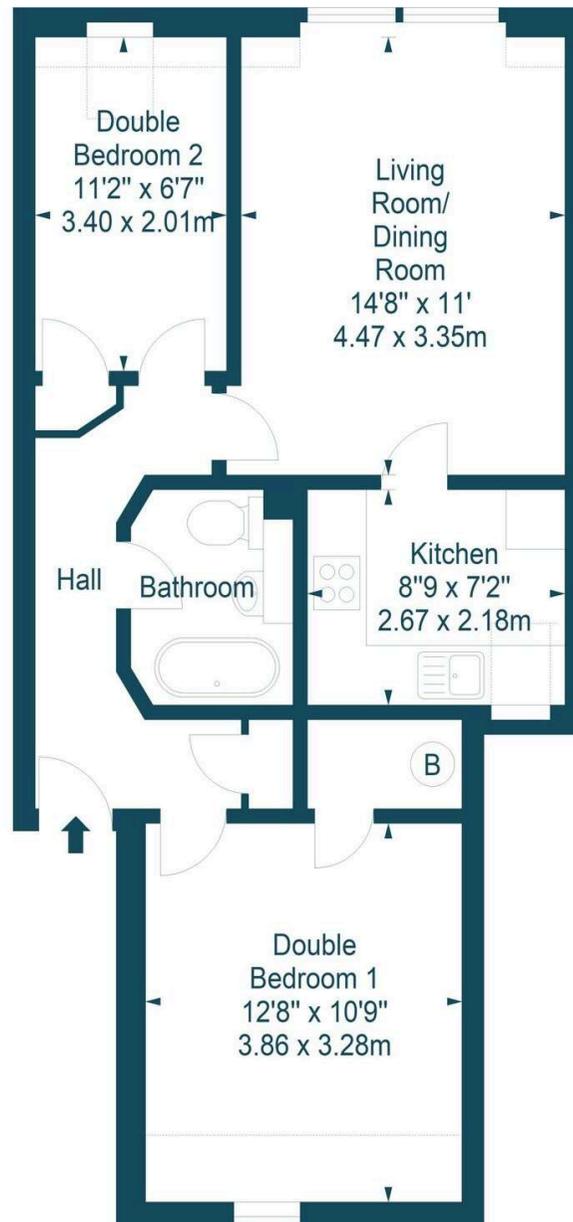
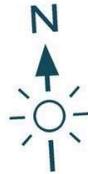
North Berwick's vibrant community spirit is showcased through various events and festivals held throughout the year. The Fringe by the Sea festival, held annually in August, features a diverse range of music, comedy, and arts performances, attracting both locals and visitors.



High Street,
North Berwick,
East Lothian, EH39 4HH



Approx. Gross Internal Area
602 Sq Ft - 55.93 Sq M
For identification only. Not to scale.
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Third Floor

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.