



**6E Market Place**  
North Berwick, East Lothian, EH39 4JG

EPC  
**D**

**SIMPSON & MARWICK**

[simpsonmarwick.com](http://simpsonmarwick.com)

# 6E Market Place

North Berwick, East Lothian, EH39 4JG

## Attractive, well proportioned one bedroom top floor flat with lovely sea views

- Bright, well presented accommodation
- Sitting room with lovely sea views
- Modern kitchen with all appliances
- Double bedroom
- Bathroom with shower
- Centrally located & close to the beach
- Ideal as an investment, a holiday home or permanent residence
- Delightful shared garden to the rear
- On street parking
- Electric central heating



### DESCRIPTION

Located within the highly desirable seaside town of North Berwick, 6E Market Place is an attractive, well presented one bedroom top floor flat conveniently situated close to the beach and within easy walking distance of an excellent range of local amenities. Internally, the bright, well proportioned property benefits from lovely sea views and offers the ideal opportunity as a holiday home but could also be used as a permanent residence. There is also the additional benefit of a delightful, south facing shared garden to the rear.

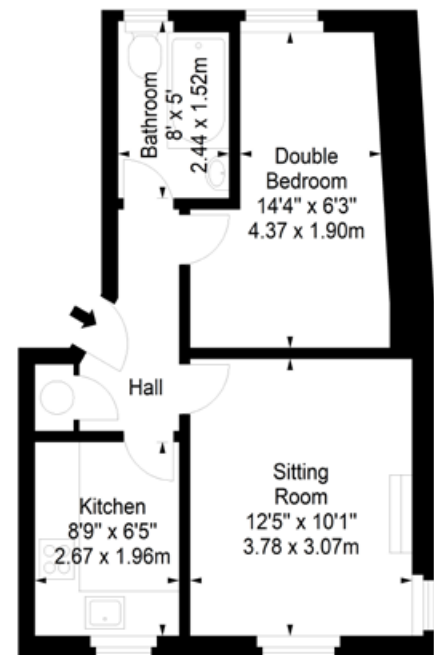
### LOCATION

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 and Aldi supermarket on the outskirts. 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. The town provides excellent local primary schooling and the well-regarded North Berwick High school. Private schooling is available at Compass in Haddington, Belhaven Hill in Dunbar, Loretto in Musselburgh with further choices available in Edinburgh. 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.

### FIXTURES AND FITTINGS

All fitted carpets, fitted floor coverings, curtains, blinds, light fittings, electric hob, oven, extractor hood, fridge/freezer, dishwasher and the washing machine are included in the sale price. All the furniture is available by separate negotiation.

Approx. Gross Internal Area  
392 Sq Ft - 36.42 Sq M  
For identification only. Not to scale.  
© SquareFoot 2024



Second Floor

Note: Interested parties should request their solicitor to note interest. The Seller is not bound to accept the highest or any offer. These particulars do not form part of any contract. The statements or plans are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested and no warranty is given as to their compliance with Regulations. No warranty is given that any interlinked system (smoke alarms, carbon monoxide detectors and heat detectors) have been installed in this property and interested parties should make their own enquiries.

**SIMPSON & MARWICK**

[simpsonmarwick.com](http://simpsonmarwick.com)

**01620 892000**