



107A High Street
North Berwick, East Lothian, EH39 4HD

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SIMPSON & MARWICK

simpsonmarwick.com

107A High Street

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Delightful, well proportioned 2 bedroom top floor flat with lovely views

- Well presented, spacious accommodation
- Sitting room with period features
- Generous kitchen/breakfast room
- Two double bedrooms
- Useful box room/study
- Bathroom
- Centrally located & close to the beach
- Ideal as an investment, a holiday home or permanent residence
- On street parking
- Gas central heating & double glazing





DESCRIPTION

Forming part of a traditional building, 107A High Street is a delightful two bedroom top floor flat centrally located within the highly desirable seaside town of North Berwick, within easy walking distance of the beach, an excellent range of local amenities, shops and restaurants and the train station.

The well presented, spacious property has the additional benefit of a host of period features throughout, good storage and lovely views of the West beach to the front and North Berwick Law to the rear, and offers the ideal opportunity as a holiday home but could also be used as a permanent residence.

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

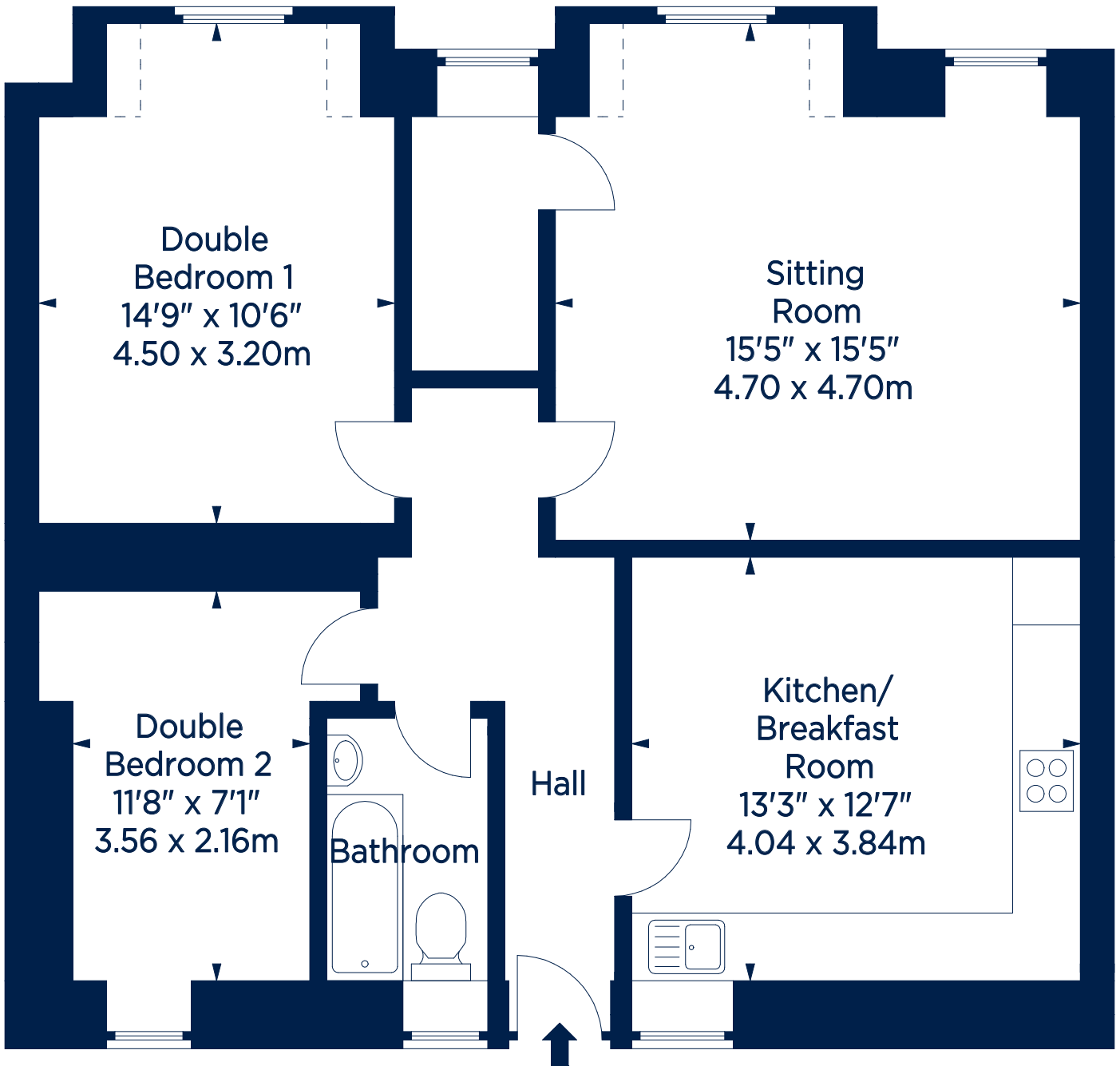
Aldi supermarket on the outskirts. North Berwick has two excellent golf courses, a yacht club, rugby club, tennis courts, a swimming pool and sports centre, and a luxury spa club is situated at the Marine Hotel. The town provides excellent local primary schooling and the well-regarded North Berwick High 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, blinds, curtains, light fittings, the electric cooker, microwave, fridge/freezer and the washing machine are included in the sale price. Some of the furniture may be available by separate negotiation.



Approx. Gross Internal Area
830 Sq Ft - 77.11 Sq M
For identification only. Not to scale.



Second Floor

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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.