



5B QUALITY STREET
North Berwick, East Lothian, EH39 4HJ

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SIMPSON & MARWICK

simpsonmarwick.com

5b Quality Street

North Berwick, East Lothian, EH39 4HJ

Appealing, well proportioned 1 bedroom top floor flat centrally located close to the beach

- Sitting room with period fireplace
- Modern kitchen/dining room with all appliances
- Bright double bedroom
- Bathroom with shower
- Welcoming hallway
- Useful utility room
- Centrally located & close to the beach
- Ideal as an investment, a holiday home or permanent residence
- On-street parking
- Gas central heating

DESCRIPTION

Located in the heart of the highly desirable seaside town of North Berwick, 5b Quality Street is an appealing one bedroom top floor flat conveniently situated close to the beach and within easy walking distance of an excellent range of local amenities and the train station.

Internally, the well proportioned property offers bright and spacious accommodation with the added benefit of period features throughout and an open outlook to the front. The flat offers the ideal opportunity as an investment property or 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

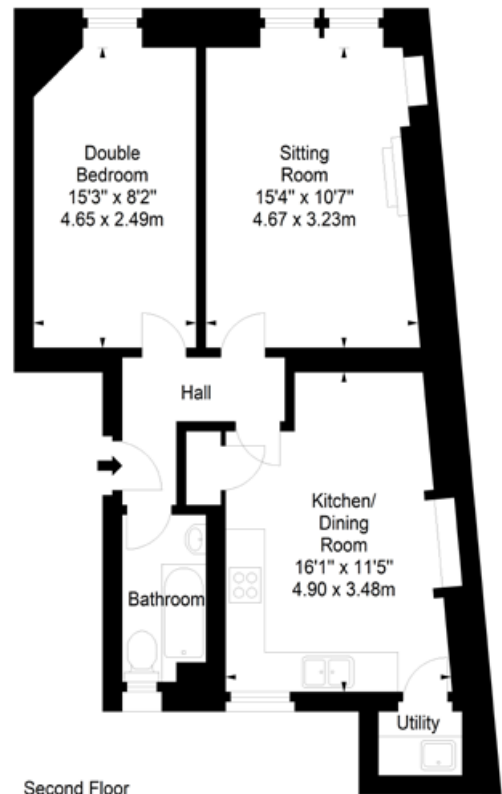
All fitted carpets, fitted floor coverings, curtains, light fittings, electric hob, oven, dishwasher, fridge and the washing machine are included in the sale price.

VIEWING DETAILS

By appointment telephone Agent 01620 892000



Approx. Gross Internal Area
601 Sq Ft - 55.83 Sq M
For identification only. Not to scale.
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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.

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