



GILSON GRAY

LAW • PROPERTY • FINANCE

6E CLIFFORD ROAD,
North Berwick, East Lothian, EH39 4PW



This two-bedroom second/top-floor flat provides buyers with an appealing blank canvas, enjoying fresh neutral décor and brand-new carpets. The home offers bright and airy accommodation, and with its elevated position, inspiring views of the sea. Furthermore, it has a sought-after location in the coastal town of North Berwick, being positioned close to amenities, bus and rail links, schools, and the town's beautiful beaches. The property will be in popular demand amongst a broad spectrum of buyers seeking a relaxed coastal lifestyle in easy commuting distance of the capital. Extras: an integrated oven and electric hob, a freestanding dishwasher, and washing machine to be included in the sale. Please note, no warranties or guarantees shall be provided in relation to any of the services, moveables, and/or appliances included in the price, as these items are to be left in a sold as seen condition. Please note, some images have computer generated furniture to show possible layouts. The photos of the rooms are actual images.



FEATURES

- Spacious second/top-floor flat
- Part of a stunning building
- Highly desirable coastal setting
- Views to North Berwick Law
- Neutral decoration throughout
- Central hall with built-in storage
- South-facing living/dining room
- Well-appointed kitchen
- Principal bedroom with wardrobes
- Second double bedroom
- 3pc bathroom with handheld shower
- Large, well-kept communal garden
- Unrestricted on-street parking







"A TWO-BEDROOM
SECOND/TOP-FLOOR FLAT
WHICH OFFERS A RELAXED
COASTAL LIFESTYLE IN MUCH
SOUGHT-AFTER NORTH
BERWICK"





EPC RATING:



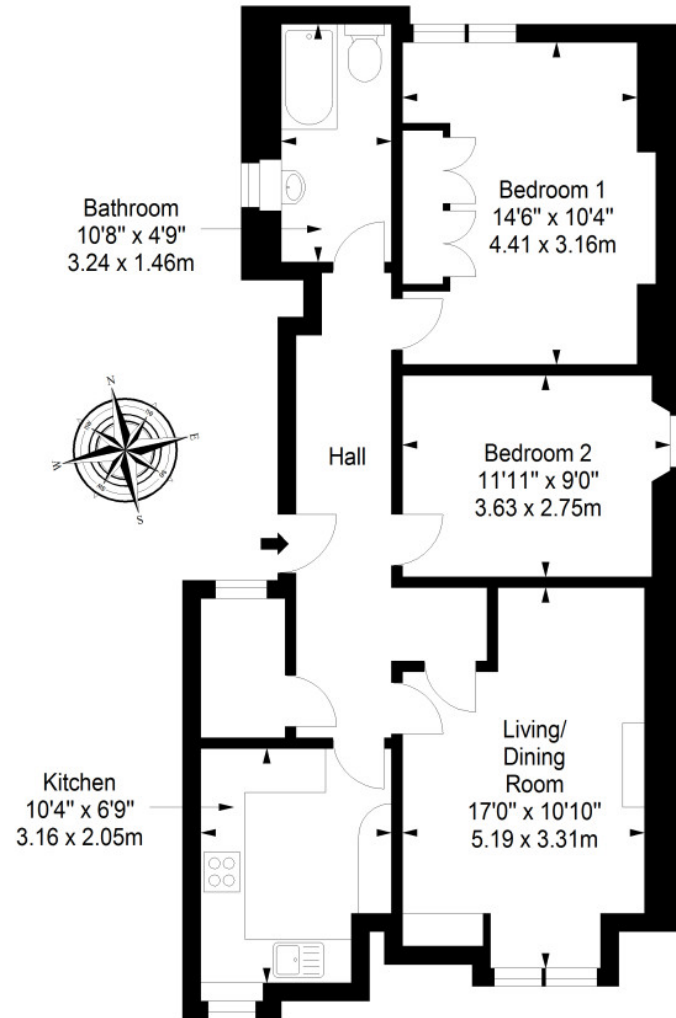
COUNCIL TAX BAND:



VIEWINGS: by appointment with Gilson Gray on 01620 893 481

Second Floor

Approx. 67.5 sq. metres (726.6 sq. feet)



Total area: approx. 67.5 sq. metres (726.6 sq. feet)



GILSONGRAY.CO.UK

EDINBURGH

29 Rutland Square
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GLASGOW

160 West George Street
G2 2HQ
0141 530 2021



EAST LOTHIAN

33 Westgate
EH39 4AG
01620 893 481



DUNDEE

2 West Marketgait
DD1 1QN
01382 201 000



BORDERS

01890 880 008



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