



GILSON GRAY

LAW • PROPERTY • FINANCE

6D, CLIFFORD ROAD

North Berwick, East Lothian, EH39 4PW



Situated in highly desirable North Berwick, this two-bedroom flat comes with spacious accommodation needing some cosmetic upgrades, perfect for buyers looking for a blank canvas to modernise to their taste. The flat features a south-facing living and dining room with a fireplace, a kitchen with fitted units, two spacious bedrooms (one with wardrobes) and a modern shower room. The home is ideally located to benefit from excellent amenities, shops, bus/rail links, green space and stunning beaches.

Extras: all fitted floor and window coverings, light fittings and kitchen appliances are included in the sale. 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.

FEATURES

- First-floor flat in North Berwick
- Sought-after coastal setting
- Exciting modernisation opportunity
- Private main entrance
- Neutral interiors throughout
- Entrance hall
- Sun-filled living and dining room with a fireplace
- Fitted kitchen
- Main bedroom with wardrobes
- Versatile sunny second bedroom
- Modern shower room
- Well-kept communal gardens
- On-street parking is available nearby
- Gas central heating and traditional windows







A TWO-BEDROOM FIRST-FLOOR FLAT WITHIN WALKING DISTANCE OF COMMUTER LINKS, GREEN SPACE AND IDYLIC BEACHES.





EPC RATING:



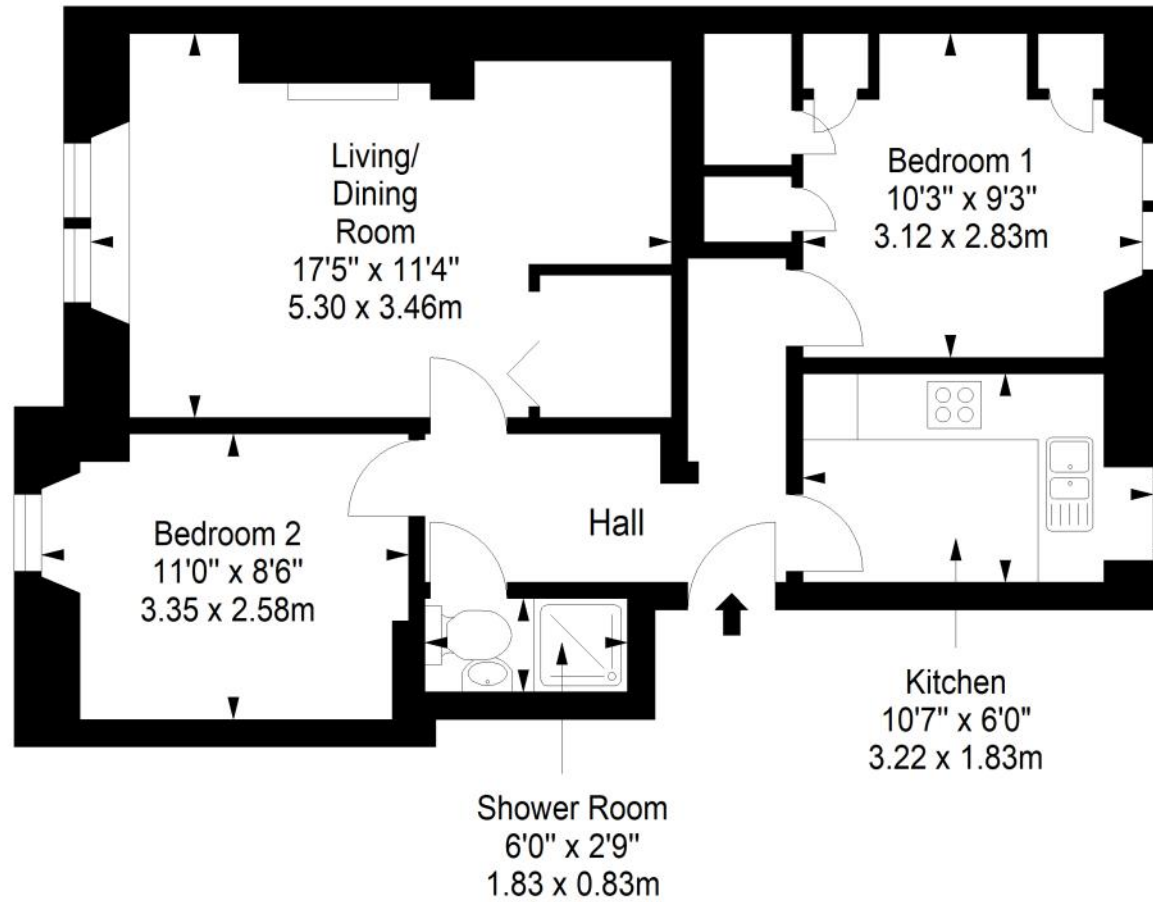
COUNCIL TAX BAND:



VIEWINGS: by appointment with Gilson Gray on 01620 893 481

First Floor

Approx. 52.6 sq. metres (566.2 sq. feet)



Total area: approx. 52.6 sq. metres (566.2 sq. feet)



GILSONGRAY.CO.UK

EDINBURGH

29 Rutland Square
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0131 516 5366



GLASGOW

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G2 2HQ
0141 530 2021



EAST LOTHIAN

33 Westgate
EH39 4AG
01620 893 481



DUNDEE

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DD1 1QN
01382 201 000



BORDERS

01890 880 008



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