



10 HAMILTON COURT

Cromwell Road, North Berwick, East Lothian, EH39 4LW



1

Public Room



1

Bedrooms



1

Bathroom

10 HAMILTON COURT

Set within an attractive modern development in sought-after North Berwick, this one-bedroom flat enjoys a peaceful address within walking distance of the town centre, beach, and train station, where rail links connect to Edinburgh in just 30 minutes. The flat is situated on the first floor, reached via a convenient communal lift, and has a tasteful neutral finish. The interiors include a double bedroom with fitted storage, a bathroom featuring a bath and separate shower, and a bright open-plan integrated breakfast kitchen and living/dining room. Furthermore, the exclusive gated community provides convenient on-site parking and has an open position beside the town's coastal golf course, affording scenic views from inside the property.

Extras: Extras: All fitted floor and window coverings and light fittings will be included in the sale, whilst the furniture is available by separate negotiation.

Factor: The factor is managed by Trinity Factors at an approximate annual cost of £1400, including buildings insurance.





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RATING

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COUNCIL
TAX BAND

VIEWING

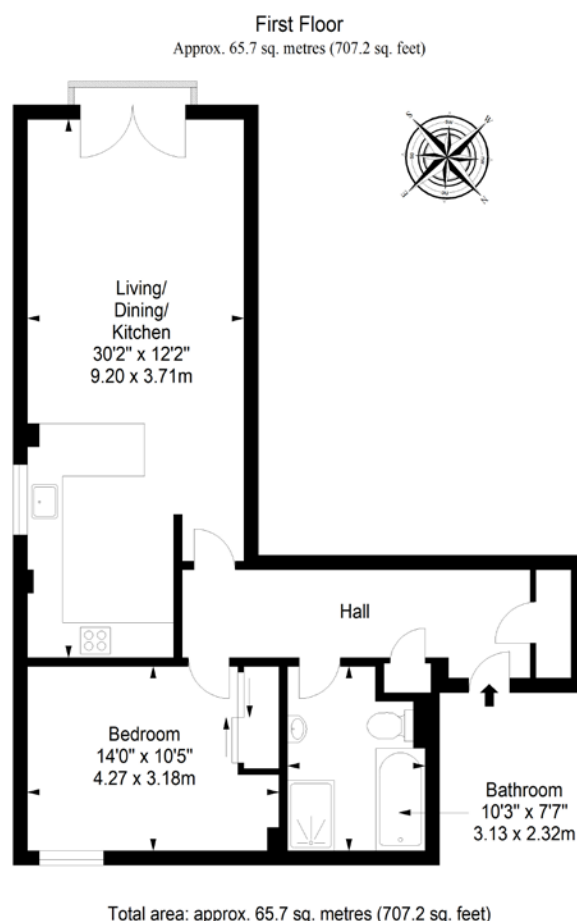
By appointment only
with Gilson Gray on
01620 893 481

Features

- Gated modern development
- Tastefully presented first-floor flat with sea views
- Communal lift and secure entry system
- Entrance hall with storage
- Bright integrated kitchen with breakfast bar, open to:
- Living/dining room with French windows to a Juliet balcony
- One double bedroom with fitted storage
- Stylish four-piece bathroom
- Convenient residents' parking
- A short stroll from the beach

NORTH BERWICK, EAST LoTHIAN

Surrounded by beautiful beaches and offering a lively and vibrant town centre, the sought-after town of North Berwick is one of Scotland's best coastal resorts and was recently voted by The Sunday Times as the Best Place to Live in the UK. The coastline of North Berwick forms a significant part of the John Muir Way and is home to stunning scenery in both directions, boasting great beaches and the volcanic island of Bass Rock. The town centre hosts many independent shops, boutiques, and galleries. There is a family-run butcher, a delicatessen specialising in local produce, an independent wine merchants, grocers, bakers, banks, coffee houses, restaurants, florists, and chemists. The town also has two large supermarkets. The surrounding area has plenty to offer for the active type, with scenic walks, cycling routes, and a sports centre with a swimming pool, fitness classes, and a gym. For golf enthusiasts, there are several fantastic courses, including the nearby Glen Golf Course and North Berwick Golf Course. North Berwick is known for its outstanding schools, with North Berwick High being the only state school in Scotland on the Prestigious List. Law Primary School is situated beside the high school. North Berwick train station offers regular services direct to Edinburgh, taking just over half an hour to reach the city. There is also a regular bus service serving the town to Edinburgh's city centre.



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