



69 HIGH STREET

North Berwick, East Lothian, EH39 4HG



1

Public Room



2

Bedrooms



1

Bathroom



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This two-bedroom double upper flat is a beautiful property set on the first and second floors of a late nineteenth-century C-listed building. It offers the charms of period architecture coupled with attractive modern interiors that are sympathetic to the home's historic character. It boasts bright and airy rooms, and includes a well-stocked kitchen with a fashionable design, and a quality wet room with an overhead rainfall shower. Finished to a high standard, this elegant flat will have mass appeal to anyone seeking a picturesque coastal lifestyle or second holiday home/rental opportunity.

Situated in the North Berwick conservation area, the property has a highly sought-after location on the High Street. A wealth of shops, cafes, eateries, and bars are just moments away, ensuring excellent day-to-day convenience. The massive public parkland, Lodge Grounds, is also a mere stroll away, as are the spectacular golden beaches that North Berwick is renowned for. Bus links are close by as well, and the train station is just a ten-minute walk away, providing a speedy commute to Edinburgh and beyond. Schools are also within walking distance, ensuring a home that will suit a wide variety of buyers.







EPC
RATING



COUNCIL
TAX BAND

VIEWING

By appointment only
with Gilson Gray on
01620 893 481

Features

- A stylish double upper flat
- Part of a handsome C-listed building
- Prime setting in North Berwick
- Lovely views of historic buildings
- Beautiful interior design throughout
- Welcoming hall with built-in storage
- Elegant living room
- On-trend kitchen with luxury worktops
- Bright landing with attic access for storage
- Two double bedrooms
- Modern three-piece wet room
- On-street parking in the vicinity







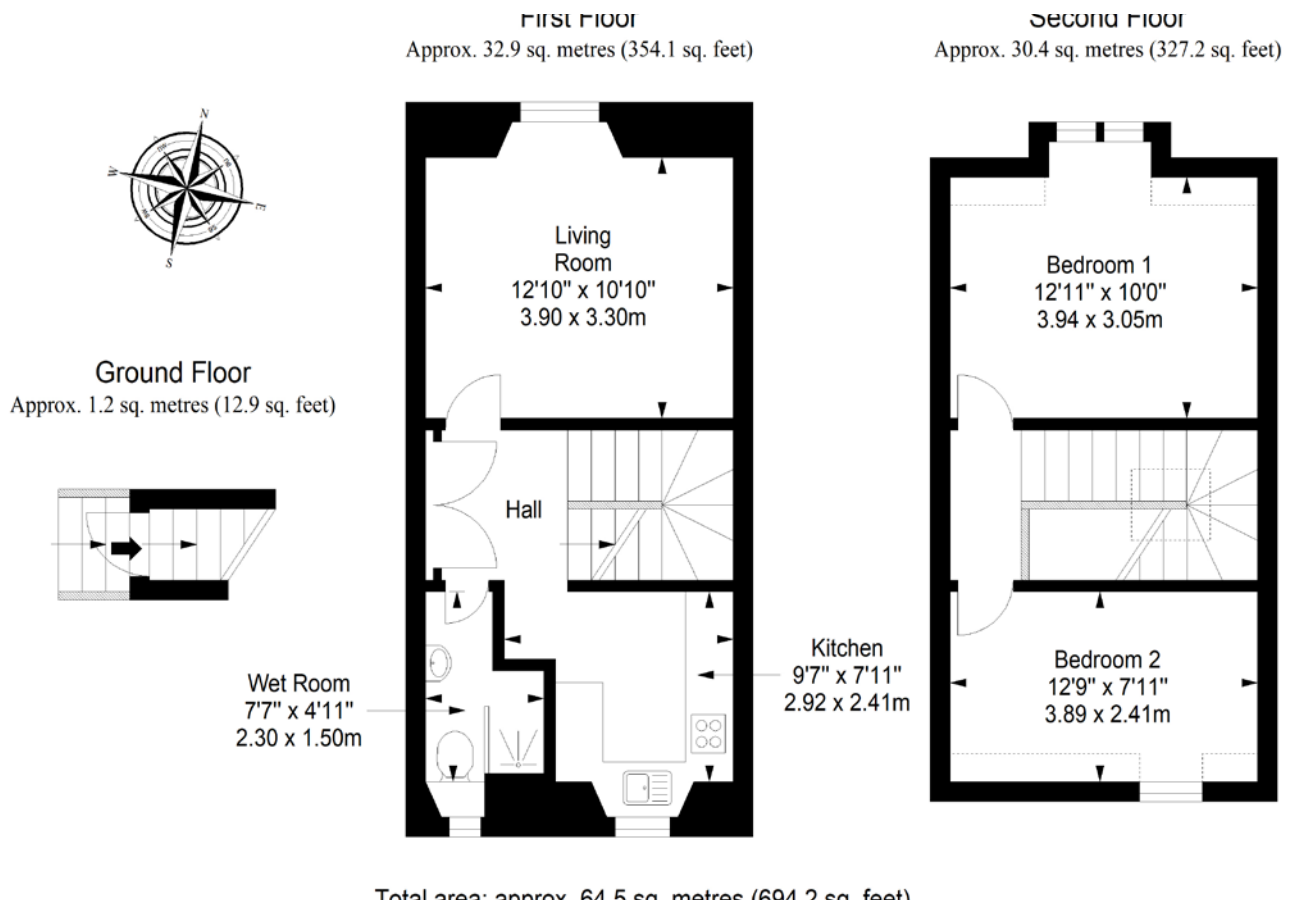


Extras: integrated appliances (oven, gas hob, and microwave), a freestanding fridge/freezer, and a washing machine to be included in the sale. Please note, no warranties or guarantees shall be provided in relation to any of the services, moveables, and/or appliances included in the price, as these items are to be left in a sold as seen condition.



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 merchant, 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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These particulars were prepared on the basis of our own knowledge of the local area and, in respect of the property itself, information supplied to us by our clients; all reasonable steps were taken at the time of preparing these particulars to ensure that all details contained in them were accurate. All statements contained in the particulars are for information only and all parties should not rely upon them as statements or representations of fact. In particular, (a) descriptions, measurements and dimensions, which may be quoted in these particulars are approximate only and (b) all references to conditions, planning permission, services, usage, constructions, fixtures and fittings and movable items contained in the property are for guidance only. Our clients may instruct us to set a closing date for offers at short notice and therefore if you wish to pursue interest in this property, you should immediately instruct your solicitor to note interest with us. Our clients reserve the right to conclude a bargain for the sale of the above subjects or any part thereof ahead of a notified closing date and will not be obliged to accept either the highest or indeed any offer for the above subjects or any part thereof. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order.