



GARDEN STIRLING BURNET

## 5 QUALITY STREET

NORTH BERWICK, EAST LOTHIAN, EH39 4HJ





Located in the North Berwick conservation area, this traditional, four-bedroom, first-floor apartment is a spacious residence in a highly desirable setting, positioned just a brief walk from amenities, the idyllic beaches, and the train station. It is brought to market in true move-in condition, with attractive interior design finished to high standards. The charming home is sure to appeal to a wide demographic, including families and holiday-rental investors, and anyone seeking a coastal property within commuting distance of the capital.

Inside the apartment, reached via a secure shared entrance and stairwell, you are warmly welcomed by a vestibule and central hall, which provides a convenient WC. In the living room, the warm invitation continues. Here, a neutral palette of décor creates an elegant aesthetic that is easy to style, whilst twin sash windows bathe the room in natural light. A handsome feature fireplace frames the room, in addition to intricate cornice work that draws attention to the ceiling. Altogether, it is a delightful setting for relaxing and socialising. Directly opposite is a large dining kitchen, which boasts a Shaker-inspired design and ample floorspace for an 8-person table and chairs. It is fitted with white cabinets, matching splashbacks, and stone-style worktops lit by undercabinet lighting.

## FEATURES

- Traditional first-floor apartment
- Presented in true move-in condition
- In the North Berwick conservation area
- Near the beaches, amenities, and train station
- Attractive interior design throughout
- Secure shared entrance and stairwell
- Welcoming vestibule and hall with WC
- Living room with feature fireplace
- Large, Shaker-inspired dining kitchen
- Four bright and spacious bedrooms
- 3pc bathroom with over-bath shower
- On-street parking is in the vicinity
- Gas central heating and double glazing

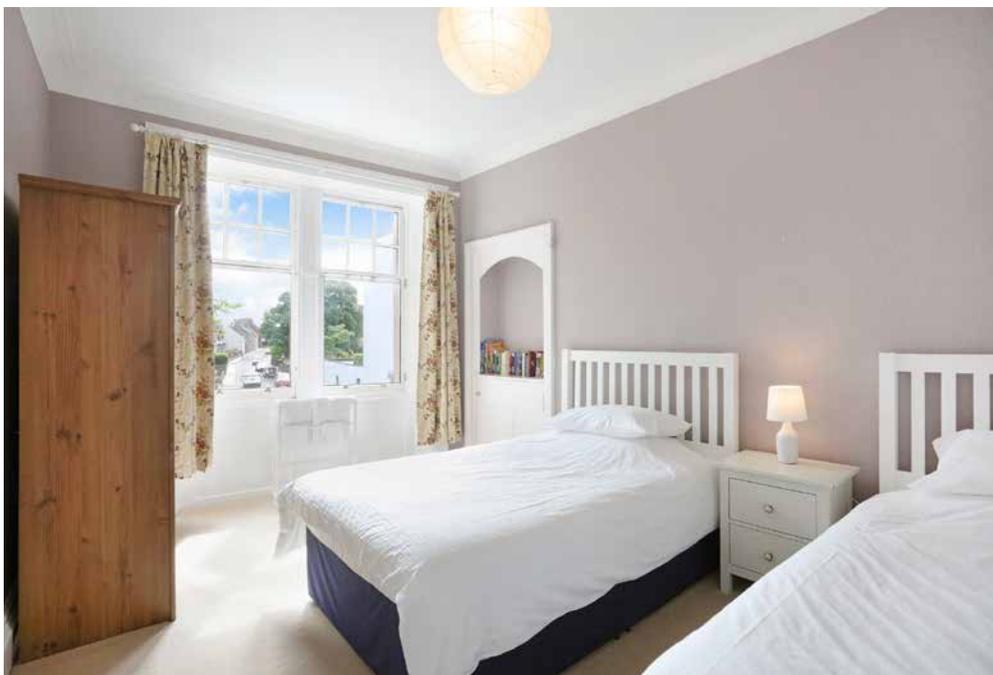




There is additional built-in storage and a range of appliances included (integrated oven, gas hob, and dishwasher, and a freestanding fridge/freezer, and a washing machine). Located throughout the home are four bright and spacious bedrooms, which are enhanced by light neutral décor. All of the bedrooms adhere to the same high standards found throughout, providing tranquil sleeping quarters for a peaceful night's sleep. Completing the accommodation on offer is a three-piece bathroom, comprised of a toilet, a washbasin, and a P-shaped bathtub with an over-bath shower. Gas central heating, via a combi boiler, and double-glazed windows ensure a warm, yet cost-effective living environment all year round.

On-street parking is available in the vicinity.

Extras: all fitted floor and window coverings, light fittings, integrated appliances, a fridge/freezer, and a washing machine to be included in the sale. Additional furnishings are available by separate negotiation.







## NORTH BERWICK, EAST LOTHIAN

The popular and sought-after town of North Berwick is one of Scotland's best coastal resorts, surrounded by beautiful beaches and offering a lively and vibrant town centre. 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 boasts many independent shops, boutiques and galleries and offers a family run butchers, 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 swimming pool, fitness classes and a gym. For the golf enthusiast there are a number of 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.





**OFFERS TO:  
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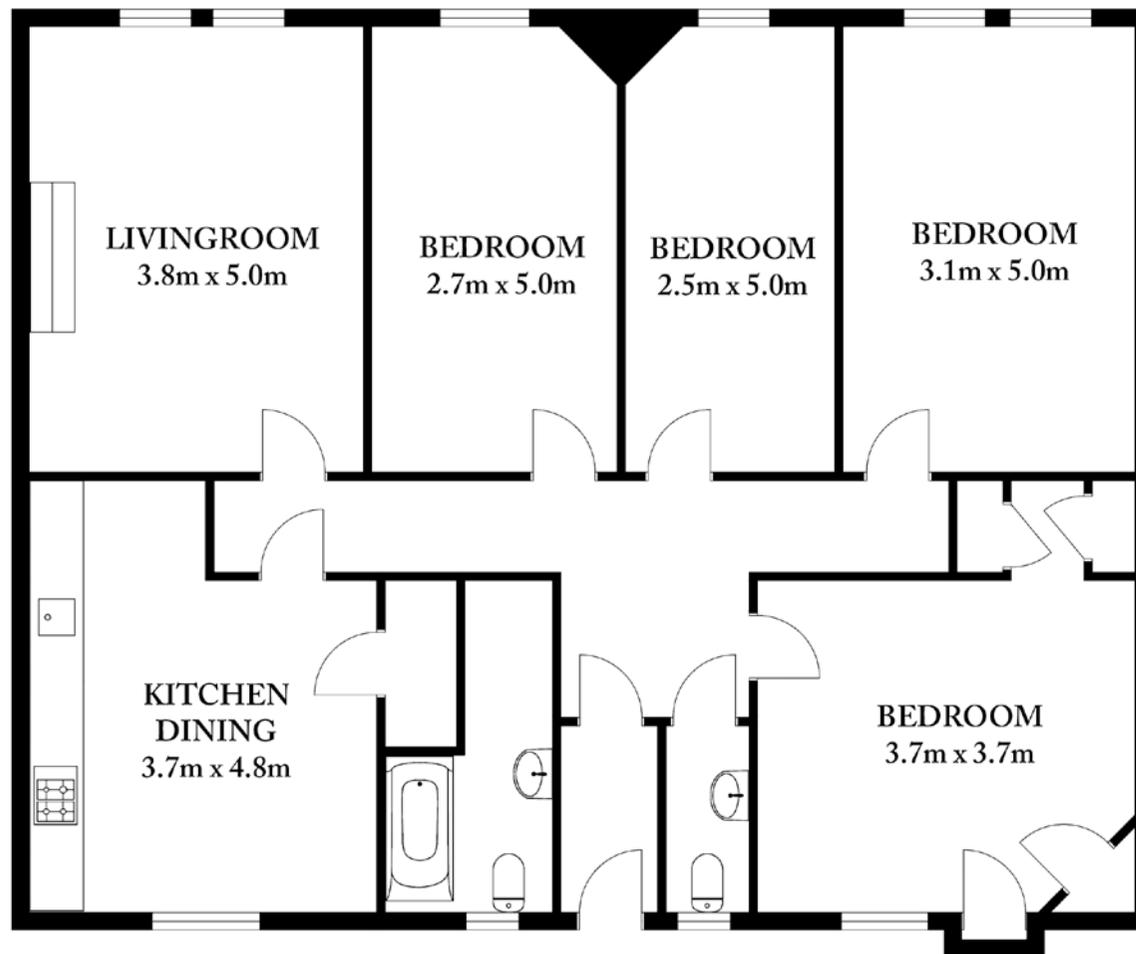


HOUSE SALES

If you have a house to sell, we provide free pre-sales advice, including valuation. We will visit your home and discuss in detail all aspects of selling and buying, including costs and marketing strategy, and will explain GSB Properties' comprehensive services.

1. While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.
2. Interested parties are advised to note interest through their solicitor as soon as possible in order to be kept informed should a Closing Date be set. The seller will not be bound to accept the highest or any offer.

## FLOORPLAN



**TOTAL APPROX FLOOR AREA 120.9 SQ METERS**