



GARDEN STIRLING BURNET

2 SPRINGFIELD GARDENS
NORTH BERWICK, EAST LoTHIAN, EH39 4NN



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Forming part of a cul-de-sac development in exclusive North Berwick, this main-door upper flat accommodates two bedrooms, a spacious reception room, a kitchen, and a shower room, all presented with light and airy, modern interiors and tasteful décor. The development is set in well-maintained shared grounds and offers private residents' parking.

A private ground-floor entrance (flanked by an external store) opens into a vestibule, leading through to a staircase taking you to a first-floor hall. On your right, you step into a neutrally decorated, carpeted reception room, where an east-facing reception room captures leafy views and sunny morning light, and a spacious footprint allows for layouts of lounge and dining furniture. The kitchen is conveniently connected to the living and dining room and is appointed with modern off-white cabinetry, workspace, and splashback panels. Integrated appliances comprise a double oven, a hob, and an extractor hood, whilst a freestanding fridge/freezer, washing machine, and dishwasher are included.

FEATURES

- Main-door upper flat in North Berwick
- Well-presented, modern interiors
- Light and airy, low-maintenance accommodation
- Ground-floor entrance and first-floor hall
- East-facing living/dining room
- Attractive kitchen
- Two double bedrooms with built-in wardrobes
- Modern shower room
- Well-maintained shared grounds
- Private residents' parking with an allocated space
- Electric heating and double glazing





The flat's two double bedrooms continue the attractive presentation of the preceding accommodation with neutral décor and fitted carpets for optimum comfort underfoot, and they are both accompanied by built-in wardrobes. The larger bedroom has the additional benefit of a fitted desk/dressing table and shelving. Finally, a shower room completes the accommodation on offer, comprising a walk-in enclosure with a rainfall showerhead, and a WC-suite set into storage. The flat is kept warm by electric heating and has double-glazed windows. Externally, the development is set within well-maintained shared grounds and offers private residents' parking, with an allocated space for the property and additional visitors' parking. Extras: All fitted floor coverings, window coverings, light fittings, integrated and freestanding kitchen appliances, will be included in the sale. Some furniture may be available by separate negotiation. Factor: The development is managed by Trinity Factoring Services Ltd for an approximate annual fee of £798, which covers buildings insurance and communal maintenance.







North Berwick

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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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

