

COULTERS[©]

35 OLD ABBEY ROAD

NORTH BERWICK, EAST LOTHIAN, EH39 4BP

 4 BED  2 BATH  1 PUBLIC



TAKE A LOOK INSIDE

A recently refurbished four bedroom main door upper flat situated in the center of highly desirable North Berwick.

This light filled property benefits from neutral modern décor throughout, new flooring, newly installed double glazed windows, and a 2030 compliant green hybrid Fischer boiler system with a 10 year warranty on parts and labour.

KEY FEATURES



Main door upper flat



Open plan kitchen/living room



Four double bedrooms



Nearby on street parking



Close to all local amenities and schools



Walking distance of train station





The property comprises; large entrance vestibule area on the ground floor, airy hallway leading to a useful study space on the first floor, open plan corner aspect kitchen/dining/sitting room with eye level double oven, five ring induction hob and wine fridge, principle bedroom with ensuite shower room, three further bedrooms - one with balcony, and a family bathroom.

Extras

All integrated appliances, fixtures and fittings.



THE LOCAL AREA

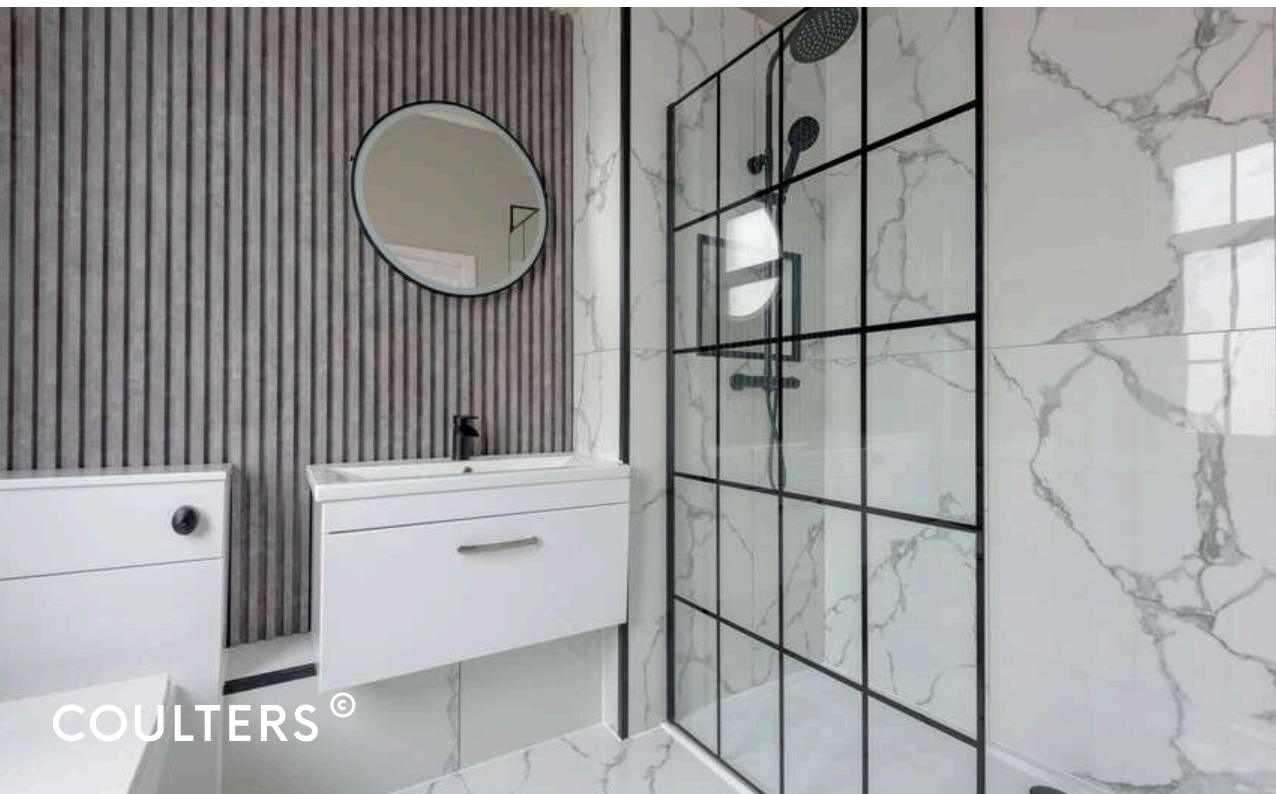
The beautiful East Lothian seaside town of North Berwick is a highly sought after location. Just twenty five miles from Edinburgh the town is popular with commuters working in the city, and the regular train service from North Berwick to Edinburgh allows for convenient travel back and forth.

The town boasts spectacular beaches and renowned golf courses alongside independent boutiques, restaurants and coffee shops. There are exceptional leisure amenities on offer including a tennis club; yacht club; rugby and football clubs; putting greens; and a sports centre with gym, fitness classes, and a swimming pool. The newly renovated Marine Hotel is home to a luxurious health club and spa as well as fine dining choices.

The bustling High Street offers a variety of amenities with a butcher, post office, chemist, and Co-op; and an Aldi and Tesco are located on the East side of the town.

North Berwick's vibrant community spirit is showcased through various events and festivals held throughout the year. The Fringe by the Sea festival, held annually in August, features a diverse range of music, comedy, and arts performances, attracting both locals and visitors.

Reputable local primary and secondary schooling including North Berwick High School are within walking distance. There is private schooling at Compass in Haddington, Belhaven Hill in Dunbar, and Loretto in Musselburgh. Edinburgh schooling options are easily accessed.

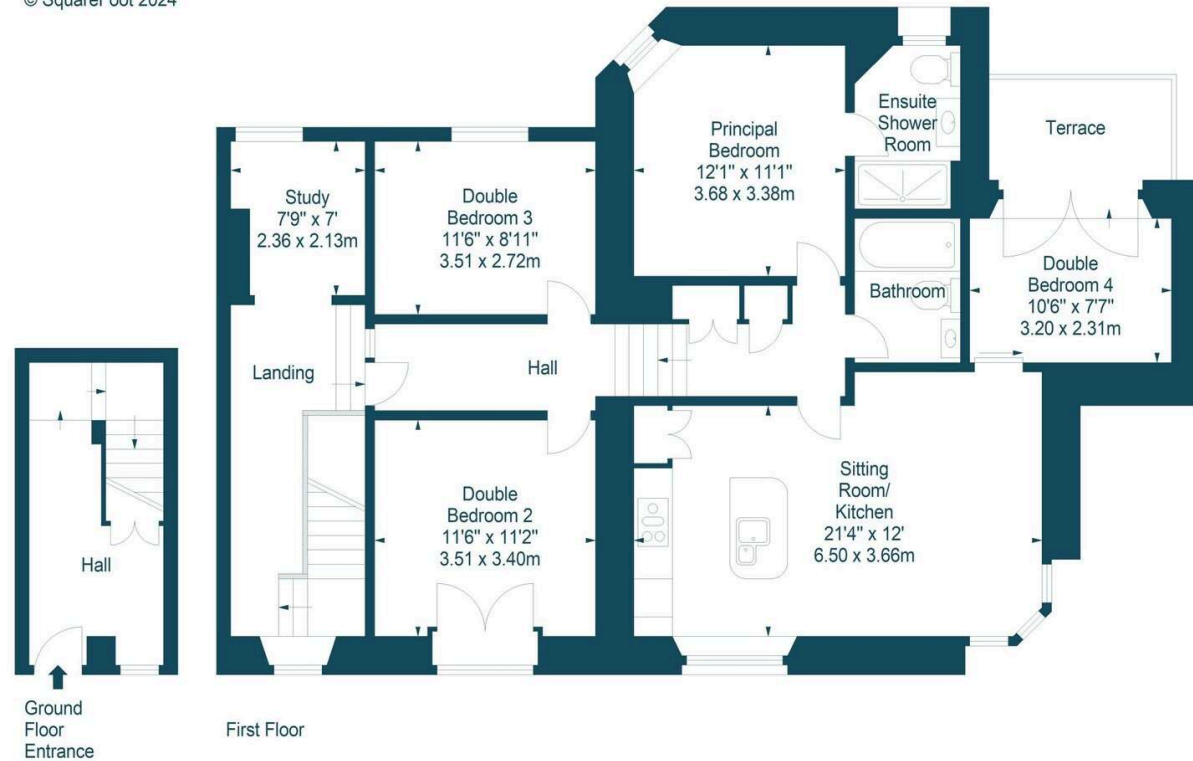




Old Abbey Road,
North Berwick,
East Lothian, EH39 4BP



Approx. Gross Internal Area
1329 Sq Ft - 123.46 Sq M
For identification only. Not to scale.
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GET IN TOUCH

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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.