



24 Ibris Place
North Berwick, EH39 4DF



"24 Ibris Place is an immaculately presented two bedroom first floor flat, forming part of an exclusive residential development with beautiful landscaped communal grounds."

- WELL MAINTAINED STAIRWELL
- LIFT ACCESS
- ENTRANCE HALLWAY
- LIVING / DINING ROOM
- KITCHEN
- BEDROOM 1 (DOUBLE)
- ENSUITE SHOWER ROOM
- BEDROOM 2 (DOUBLE)
- SHOWER ROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- BEAUTIFULLY LANDSCAPED GROUNDS
- FACTORED DEVELOPMENT
- EXCELLENT LOCAL AMENITIES
- GREAT TRANSPORT LINKS





LOCATION

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 train station is a short walk away and 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.

COUNCIL TAX

It is our understanding that this property is subject to Council Tax Band F, however, please check with the local authority.



DESCRIPTION

24 Ibris Place is an immaculately presented two bedroom first floor flat, forming part of an exclusive residential development situated in the highly regarded district of North Berwick.

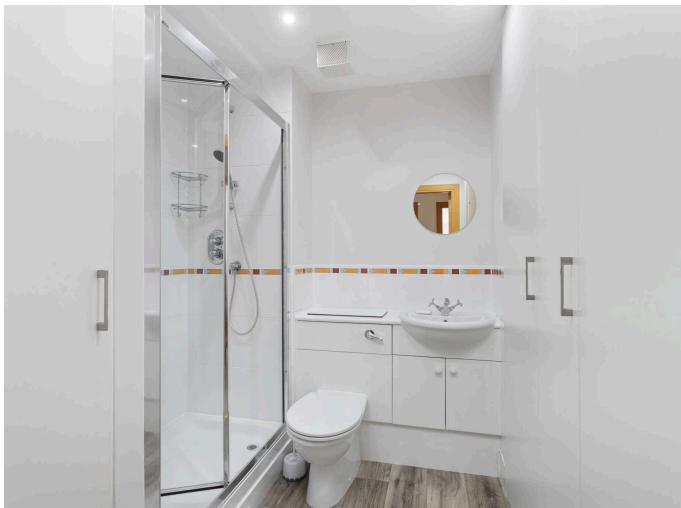
Entered through a well maintained stairwell with lift access, the charming accommodation which is offered in move-in condition, comprises: welcoming entrance hall with two cupboards off; bright and generously proportioned living / dining room with French doors leading to private balcony overlooking the beautifully manicured landscaped grounds; modern fitted kitchen with base and wall mounted units and integrated appliances; spacious double bedroom 1 with built-in wardrobe, ensuite shower room and access to private balcony; double bedroom 2 and contemporary shower room with mains operated shower.

Further benefits include: gas central heating; double glazing; factored development; attractive communal grounds with seating area; allocated parking space and visitor parking; excellent local amenities and great transport links. Early viewing is highly recommended.

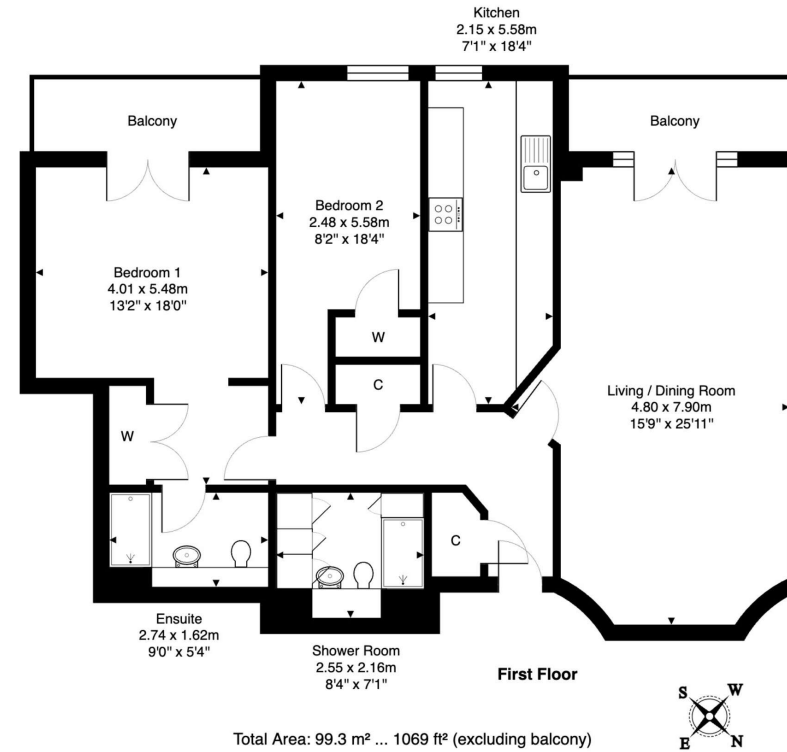
EPC RATING

The energy efficiency rating for this property is band B.

Thinking of moving home? We can provide a **FREE** no obligation pre-sale valuation of your property.
We can offer: Estate Agency, Conveyancing and introduce Mortgage & Letting Advisors.



24 Ibris Place, North Berwick, EH39 4DF



266-268 Portobello High Street,
Edinburgh, EH15 2AT
T: 0131 669 2121
Fraser Falconer - 07825 951348
admin@annan.co.uk

ēspc

zoopla

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