



8 Milsey Court

SCHOOL ROAD, NORTH BERWICK, EAST LOTHIAN, EH39 4LQ

Property
PARIS STEELE

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"Three bedroom apartment with large attic space, shared garden area, and all just a stone's throw from North Berwick's beautiful East Beach."



PROPERTY DESCRIPTION

Situated in a prime location, just minutes from North Berwick High Street, the harbour, and the beach, this three-bedroom apartment presents a superb opportunity for an investor or those looking to settle in this highly sought-after town. Positioned on the first floor, a welcoming hallway with convenient storage leads into a bright east-facing sitting room overlooking School Road. With neutral décor, a built-in cupboard, and a Juliet balcony, this space is perfect for comfortable everyday living. Adjacent is the well-presented kitchen featuring ample wall and floor units, worktops, tiled splashback, and integrated appliances that include an eye-level grill, oven, and gas hob. There are three generous and comfortable bedrooms, one to the front and two to the rear, with two benefitting from built-in over-bed-storage. A contemporary shower room with a hidden cistern WC, a chrome towel radiator, and a washbasin built into vanity, completes the accommodation.

Externally, there is a shared drying area to the rear and ample on-street parking.

It is worth noting that there is a large attic that could offer potential to be converted into additional living space subject to the usual planning and building consents.

FIXTURES & FITTINGS

All fitted floor coverings, light fittings, curtains, blinds and kitchen appliances (oven, dishwasher, fridge freezer) will be included in the sale price. Furniture can be included if desired.



PROPERTY FEATURES

- ❑ Stone's throw from East Beach
- ❑ East-facing sitting room
- ❑ Three double bedrooms
- ❑ Modern kitchen
- ❑ Contemporary shower room
- ❑ Shared rear drying area
- ❑ Double glazing
- ❑ Gas central heating
- ❑ Large attic space
- ❑ EPC C
- ❑ Council tax band D

NORTH BERWICK

Consistently voted one of the best places to live in the UK, North Berwick is a picturesque and highly sought-after East Lothian coastal town, just twenty-five miles from Edinburgh. Renowned for its breathtaking beaches, world-class golf courses, and stunning scenery, it offers a desirable lifestyle.

The vibrant high street features an excellent selection of local shops including a Co-op, post office, chemist, artisan Bostock bakery, and award-winning butcher. These sit alongside popular restaurants and cafés including The Herringbone and Steampunk. On the edge of town, you will find an Aldi and Tesco.

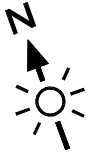
Fantastic leisure amenities include the expansive beaches and famous golf course as well as floodlit tennis courts, rugby and football pitches, putting greens, and a popular sports centre with a state-of-the-art gym, fitness classes, and a swimming pool. The newly renovated Marine Hotel is home to a luxurious health club and spa as well as fine dining choices. Each year, the celebrated Fringe by the Sea Festival draws in world-famous acts across music, literature, and the arts.

Well-regarded local primary and secondary schooling includes North Berwick High School. Private schooling is available in nearby Haddington, Dunbar, and Musselburgh as well of course in Edinburgh.

Commuting to Edinburgh city centre is easy either by car or with a thirty-minute train journey from North Berwick Train Station.



**Milsey Court,
School Road,
North Berwick,
East Lothian, EH39 4LQ**



Approx. Gross Internal Area
819 Sq Ft - 76.09 Sq M
For identification only. Not to scale.
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PARIS STEELE

Thinking of selling your existing property?

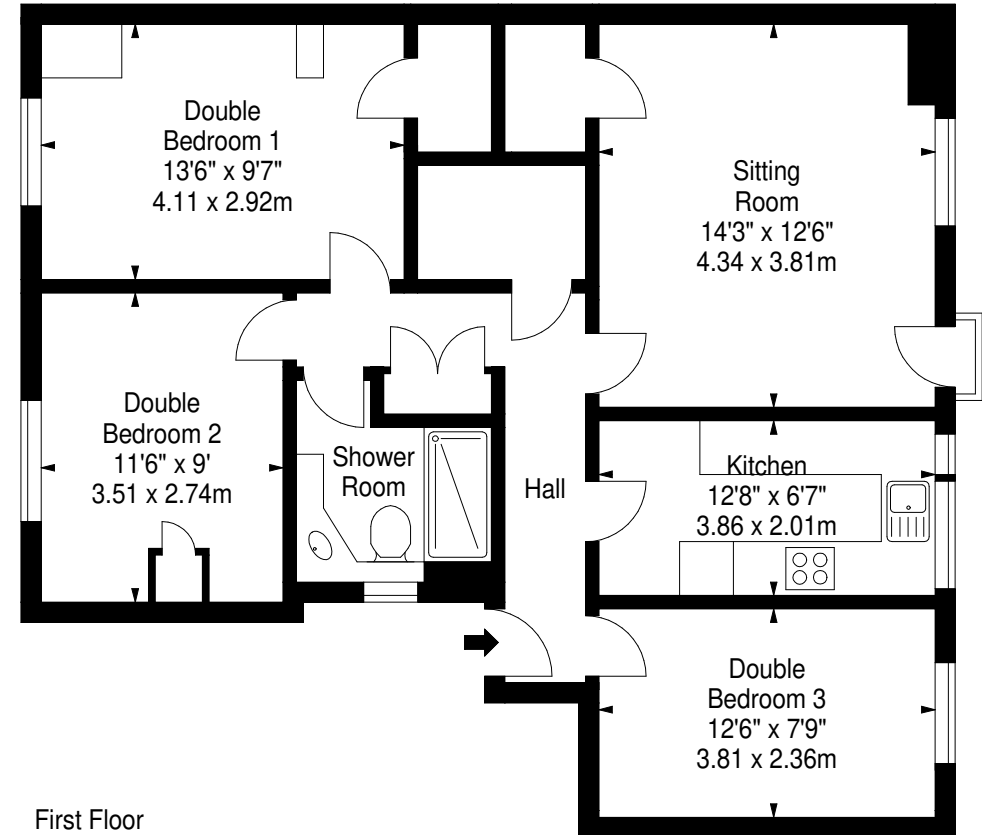
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Please Note:

1. While the foregoing particulars are believed to be correct, no warranty is given as to their accuracy, and it will be for intending purchasers to satisfy themselves on these matters prior to conclusion of missives. All sizes are approximate.
2. The Home Report and more information for this property is available from parissteele.com
3. Interested parties are advised to have their interest noted with the Selling Agents so that they may be advised of any closing date. The seller will not be bound to accept the highest or any offer submitted at a closing date. Please submit offers by email to property@parissteele.com or by post to: Paris Steele, 35 Westgate, North Berwick, EH39 4AG. From 1st February 2022, residential properties in Scotland are required by law to have a system of interlinked smoke alarms, carbon dioxide detectors and heat detectors installed. No warranty is given by the Seller on compliance with this legislation and the Seller does not warrant the condition of any systems or appliances of a working nature included in the price.
- 4.

