

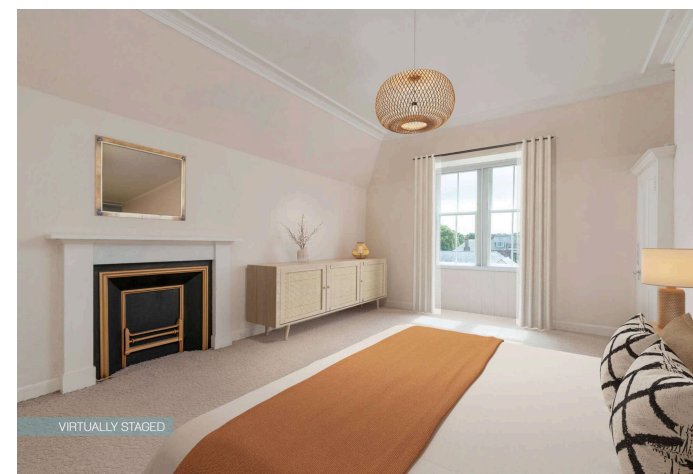


Flat 7, Hyndford House 18 Fidra Road

NORTH BERWICK, EH39 4NG

Property
PARIS STEELE

01620 497497 | parissteele.com



PROPERTY DESCRIPTION

Flat 7, Hyndford House is an excellent opportunity to purchase a unique, light-filled, top floor apartment forming part of this B-listed, nineteenth-century villa with open views over the North Berwick coastline. The property is immediately available, but requires a level of modernisation to achieve its full potential and create a beautiful space. Boasting 144 square metres, generous room proportions and sea views to the rear, this could be a truly lovely home.

Accessed via its own private door on the ground floor, the staircase within the turret climbs to the top floor entrance.

On entering the apartment there is a large welcoming hall. The reception rooms are to the west facing side of the property and include a wonderfully bright and spacious dual aspect living/dining room that provides generous space for both dining and relaxing. The kitchen/breakfast room offers a good range of cream shaker style wall and base units and integrated appliances. There is room for a separate breakfast table affording views over the communal gardens below. A serving hatch connects the kitchen to the living/dining room.

The three bedrooms are located on the opposite wing, with the master bedroom offering a bright south facing aspect and bedroom 2 boasting superb coastal views. A shower room and separate WC complete the

accommodation.

The property benefits from well-kept, landscaped communal gardens with extensive lawns with mature flower beds and trees. The gardens are a wonderful environment to enjoy the property and its excellent position, and offer easy access to the Marine Hotel, golf course and beach.

Additional Information: Externally, the development is set in well-maintained shared garden grounds. The residents pay a monthly payment of £40 to cover works to maintain the garden. The Residents Association organise communal repairs, buildings insurance, and upkeep of communal grounds/gardens.

FIXTURES & FITTINGS

All carpets, light fittings, and kitchen appliances (oven, dishwasher) will be included in the sale.



PROPERTY FEATURES

- ❑ Top floor apartment
- ❑ B-listed, nineteenth-century villa
- ❑ Panoramic views over North Berwick coastline
- ❑ Excellent location
- ❑ Private turreted entrance
- ❑ Period features throughout
- ❑ Spacious dual aspect living/dining room
- ❑ Large kitchen/breakfast room
- ❑ Three double bedrooms
- ❑ Shower room
- ❑ Separate WC
- ❑ Electric heating
- ❑ Generous communal gardens
- ❑ EPC - E
- ❑ Council tax band - E
- ❑ Tenure - Freehold
- ❑ Annual Service Charge - £480

NORTH BERWICK

North Berwick is a peaceful coastal town lying in the heart of the East Lothian countryside amidst a backdrop of sweeping beaches and rolling farmland. A haven for holiday makers, North Berwick rail station also makes the town well placed for commuting to Edinburgh, which can be reached in around 30 minutes by train or approximately 40 minutes by car via the A1.

There is a picturesque harbour with frequent boat trips, sailing club, tennis club, rugby and football pitches, museum/library, The Scottish Seabird Centre and an award-winning gin distillery. The bustling High Street boasts many independent shops, cafes, restaurants and pubs. There is a sports centre with swimming pool and two large supermarkets on the south eastern edge of town. Fringe By The Sea takes place every August and brings an eclectic selection of entertainment to the town.

For the golf enthusiast, The West Links and The Glen offer stunning links courses, with further well-known choices in Gullane and throughout the county.

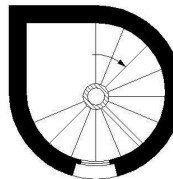
There is excellent local primary schooling and a highly regarded High School, which consistently scores well in national league tables. Private schooling is provided via Compass School in Haddington, Belhaven Hill in Dunbar and Loretto in Musselburgh, with further private schooling choices in Edinburgh.



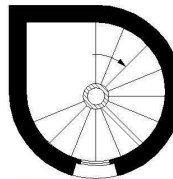
**Fidra Road,
Hyndford House,
North Berwick,
East Lothian, EH39 4NG**



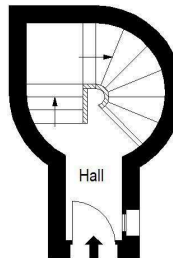
Approx. Gross Internal Area
1295 Sq Ft - 120.31 Sq M
Staircases Area
Approx. Gross Internal Area
263 Sq Ft - 24.43 Sq M
For identification only. Not to scale.
© SquareFoot 2023



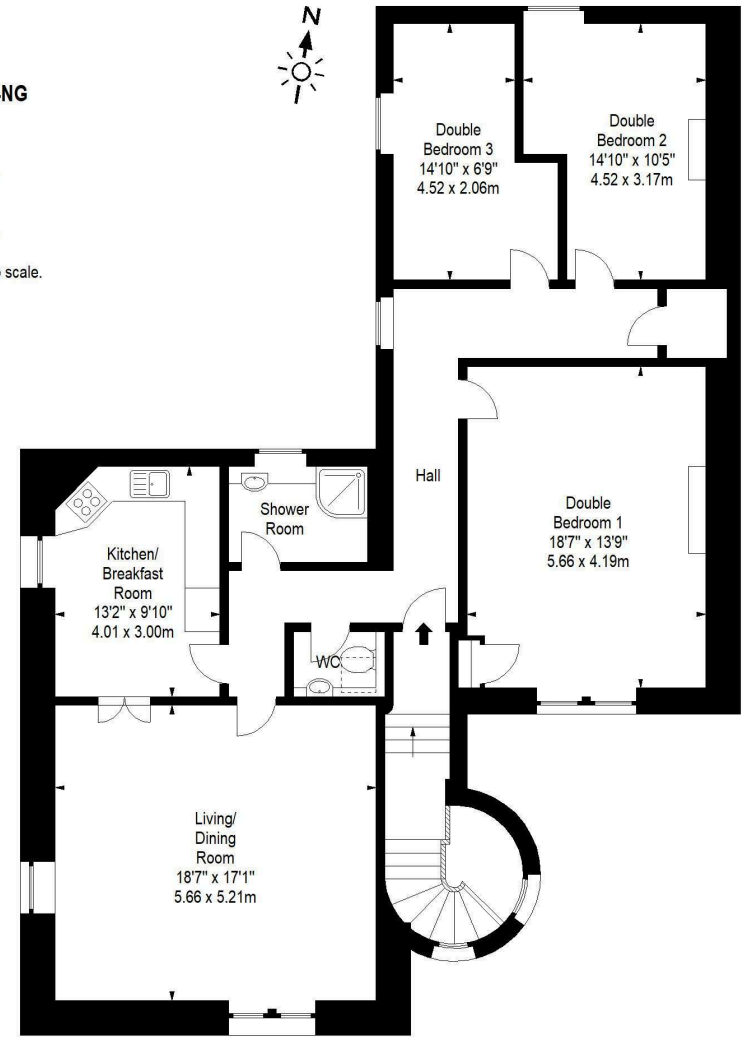
First Floor
Half Landing



Ground Floor
Half Landing



Ground Floor
Entrance



Second Floor

PARIS STEELE

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- ❑ Clear and practical advice

Let's Talk

01620 497 497

property@parissteele.com

PARIS STEELE Property

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 the intending purchasers to satisfy themselves on these matters prior to the conclusion of missives. All sizes are approximate.
2. The Home Report and more information for this property is available from www.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.
4. 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.

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