

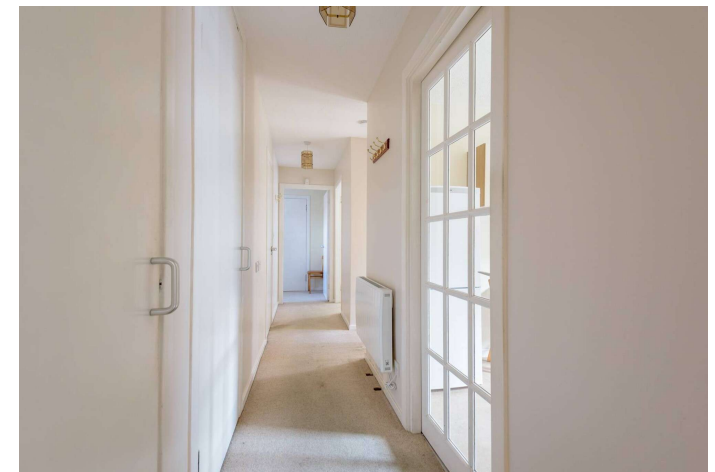


83 High Street, Tigh Mhor

NORTH BERWICK, EH39 4HD

Property
PARIS STEELE

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PROPERTY DESCRIPTION

Occupying a sought-after position just off North Berwick High Street, just minutes from the scenic beach, this well-presented two-bedroom main door apartment offers an excellent opportunity as a comfortable retirement home.

From the entrance vestibule, a tastefully decorated and carpeted hallway equipped with built-in storage ushers you into a light and airy east-facing sitting room. Boasting a spacious layout, a neutral décor and plush carpeting, and with views of St Andrew Blackadder Church, it exudes a warm and welcoming ambience. Adjacent lies a bright east-facing breakfasting kitchen. Whilst it will benefit from a cosmetic upgrade, it showcases ample wall and floor units, a tiled splashback, worktops, and space for freestanding appliances. From here, the principal double bedroom is a comfortable east-facing retreat enhanced by a calm colour

palette, plush carpeting, and built-in wardrobes. A second well-appointed bedroom mirrors the décor and benefits from a west-facing outlook and built-in storage. Completing the accommodation is a stylish modern shower room with a hidden cistern WC and washbasin built into vanity. Residents benefit from private parking.

Additional Information: Factored by Charles White, 14 New Mart Road, Edinburgh, EH14 1RL. Service charge approximately £67 per month including buildings insurance.

FIXTURES & FITTINGS

All fitted floor coverings, light fixtures, and kitchen appliances will be included in the sale. Furniture may be available if required (the electronics are not included).



PROPERTY FEATURES

- ❑ Two-bedroom main door apartment
- ❑ Light and airy east-facing sitting room
- ❑ Bright breakfasting kitchen
- ❑ Two bedrooms
- ❑ Modern shower room
- ❑ Residents' parking
- ❑ Double glazing
- ❑ Electric heating
- ❑ EPC - D
- ❑ Council tax band - D
- ❑ Tenure - Freehold

NORTH BERWICK

Voted by The Sunday Times as the best place 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 caf  s including The Herringbone and Steampunk. On the edge of town, you will find an Aldi and Tesco.

Fantastic leisure amenities include the expansive beach 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 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.



Floorplan Image - back page

PARIS STEELE

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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 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.parrissteele.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.

