



20/2 Nether Abbey Apartments, Dirleton Avenue

NORTH BERWICK, EH39 4BQ

Property
PARIS STEELE

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PROPERTY DESCRIPTION

Situated in central North Berwick, and close to the beach, golf course, train station and local amenities, this modern, main door first-floor apartment will appeal to many buyers. The Nether Abbey apartments form a very attractive single block of six properties, set in mature grounds. No. 2 is accessed via a ramp from the ground level, or alternatively an external flight of stairs from the parking spaces to the rear of the building. Internally a bright and well-proportioned sitting room boasts a feature fireplace with a flame-effect electric fire, south-facing glazed doors opening to the south-facing balcony, and internal French doors leading to the breakfasting kitchen. The kitchen has room for a sizeable dining table, and boasts modern wall and floor mounted units and integrated appliances including oven, halogen ceramic hob, extractor hood, washing machine and dishwasher.

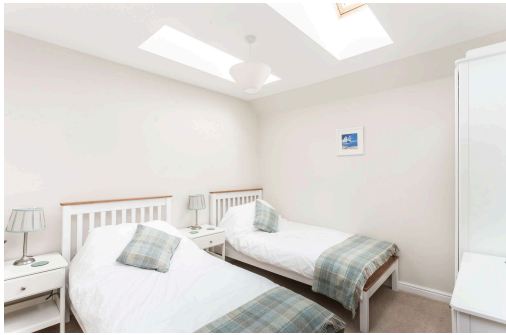
The master bedroom is bright and welcoming with a south-facing window and skylight. Also boasting an en-suite shower room and large built-in wardrobes. The further two bedrooms feature sky-lighting and share access to the main family bathroom with built-

in vanity and a convenient electric shower over bath. The property also benefits from a large, above head height floored attic, excellent for additional storage. Each apartment has the benefit of a dedicated parking space, accessed via a remote-controlled security gate, whilst there is also visitors' parking.

Additional information: The property is factored by Trinity Factoring Services Ltd. Service charge approximately £1200 per annum (including buildings insurance). In addition to this, a budget is set and reconciled annually to cover any general repairs and maintenance to e.g the roof, building fabric, which are split equally between owners. This amount has averaged £750- £800 p.a. for the last 3 years.

FIXTURES & FITTINGS

All fitted floor coverings, light fixtures, integrated oven, halogen ceramic hob, extractor hood, washing machine and dishwasher will all be included in the sale.



PROPERTY FEATURES

- ❑ Three-bedroom first-floor apartment
- ❑ Sitting-dining room with balcony access
- ❑ Modern, well-equipped kitchen
- ❑ Three bedrooms, master has en-suite shower room
- ❑ Family bathroom with electric shower
- ❑ South-facing balcony
- ❑ Gas central heating
- ❑ Double glazing
- ❑ Floored attic with ample storage space
- ❑ Allocated parking space, and visitors parking
- ❑ EPC - C
- ❑ Council tax band - E
- ❑ Tenure - Freehold
- ❑ Factor Fee - Approximately £2000 per annum

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.



Nether Abbey Apartments,
Dirleton Avenue,
North Berwick,
East Lothian, EH39 4BQ

Approx. Gross Internal Area:
1170 Sq Ft - 108.69 Sq M
For identification only. Not to scale.
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Please Note:

- 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.
- The Home Report and more information for this property is available from www.parissteele.com
- 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.