



14 Creel Court  
North Berwick, EH39 4LJ

£995 Per Month



This stylish one-bedroom main door apartment is situated within a small exclusive development in the heart of North Berwick providing an ideal opportunity for those seeking a stylish and convenient urban lifestyle by the seaside.

Lounge / Kitchen / Dining Area, Double Bedroom & Bathroom

523168/210/09052

EPC - C

LARN1903091



14 Creel Court is an immaculately presented apartment offering a blend of convenience and comfort, along with modern amenities situated in the heart of the bustling town of North Berwick within easy walking distance to the beach, shops, cafes and all other essential amenities.

#### LOCATION

North Berwick, situated in the picturesque East Lothian seaside, has earned the prestigious title of the UK's best place to live, making it a highly sought-after location. Located just twenty-five miles from Edinburgh, North Berwick is an ideal choice for commuters working in the city, with regular train services between North Berwick, Edinburgh and surrounding cities. Renowned for its beach and golf courses, North Berwick offers a quintessential seaside experience. The town boasts independent boutiques, restaurants, and coffee shops, adding to its charm and appeal. The bustling High Street caters to various needs with amenities such as a butcher, post office, chemist, and Co-op. Additionally, Aldi and Tesco supermarkets are conveniently located on the east side of the town, providing residents with easy access to everyday essentials. Residents of North Berwick can enjoy exceptional leisure amenities, including a tennis club, yacht club, rugby and football clubs, putting greens, and a sports center with gym facilities, fitness classes, and a swimming pool. The recently renovated Marine Hotel offers luxurious health club and spa facilities, along with fine dining options. North Berwick's vibrant community spirit is evident through various events and festivals held throughout the year. The Fringe by the Sea festival, held annually in August, showcases a diverse range of music, comedy, and arts performances, drawing both locals and visitors alike.

#### ACCOMMODATION SUMMARY

Lounge / Kitchen / Dining Area, Double Bedroom & Bathroom

#### ACCOMMODATION

With its own main door access, the entrance hall welcomes you into the property and immediately offers practicality with a utility cupboard. This includes a washing machine, providing easy access to laundry facilities without compromising on space elsewhere in the property. The centrepiece of the apartment is the spacious open plan kitchen/living room which has been thoughtfully designed and perfectly laid out to maximise space for every day living and functionality creating the perfect space for hosting any social occasion. A stylish addition to the space comes from the breakfast bar providing additional seating for dining or a relaxed space to work from home. Seamlessly floored throughout, the apartment benefits from modern integrated appliances (electric hob, fridge freezer and dishwasher) as well as an eye-level double oven. The living space is bright and spacious, creating perfect setting to unwind, relax, and enjoy moments of tranquillity. Servicing the apartment is a stylish and contemporary shower room, providing a refreshing and modern space with black tiled floor and tasteful floor to ceiling tiles. Equipped with modern fixtures the bathroom hosts a large corner shower cubicle, WC, and handbasin with built in storage providing a discreet yet convenient space to keep every day essentials. Flooded with natural light, the double bedroom provides a serene sanctuary to rest and relax. The large window allow an abundance of natural light to fill the bedroom, creating a bright and uplifting atmosphere. as well as fitted double wardrobe offering ample storage space, ensuring a clutter-free environment.

#### EXTERNAL

The front garden area adds a touch of greenery and outdoor space, providing residents with a pleasant environment to enjoy. Shared with two other properties, there is a secure storage space offering additional room for storing belongings. Unusual for a Town Centre property, the apartment comes with its own allocated private parking to the back of the apartment block.

#### COUNCIL TAX

Band C

#### ENERGY PERFORMANCE RATING

Rating C

#### LANDLORD REGISTRATION NUMBER

523168/210/09052

#### SERVICES

Mains Gas, Water, Drainage & Electricity

#### ADDITIONAL INFORMATION

Rent £995 per calendar month, plus Council Tax & Utilities.

One month's deposit is required and references are obtained for the successful applicant through HomeLet Referencing.

Offered on a Private Residential Tenancy, though a long term let preferred.

No smoking is permitted on the premises.

An application form must be completed before a viewing will be booked and will be subject to eligibility criteria. Application forms can be accessed by calling 01573 229887 where you will be asked to provide some basic details for shortlisting. Completing an application form does not guarantee a viewing.

Please note we may have to close the application stage of the process early as we anticipate a very high level of interest for this property.

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