



8 Creel Court

8 Creel Court

North Berwick, EH39 4LJ

£1,150pcm



Nestled in the heart of North Berwick, this contemporary two bedroom mid-terrace house is situated within a small exclusive development in the heart of the bustling town centre providing an ideal opportunity for those seeking a stylish and convenient urban lifestyle by the seaside.



Nestled in the heart of North Berwick, this contemporary two bedroom mid-terrace house is situated within a small exclusive development in the heart of the bustling town centre providing an ideal opportunity for those seeking a stylish and convenient urban lifestyle by the seaside.

8 CREEL COURT

Situated in the heart of North Berwick, this immaculately presented two bedroom home combines sleek, modern and comfortable living with the convenience of town centre amenities. Ideal for professionals, couples, or small families looking for a stylish home with the added bonus of outdoor space and private parking.

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

Entrance Hall, Lounge (with dining area), Kitchen, Two Double Bedrooms, Bathroom

ACCOMMODATION

The front door opens into a welcoming entrance hall leading to the well-appointed kitchen which acts as the heart of the home. Completed with ample storage and worktop space the kitchen also comes equipped with integrated appliances, including a four-ring gas hob, extractor hood, and an electric single oven, it also provides room for your preferred freestanding appliances, making it as functional as well as stylish. Positioned at the rear, the impressive open-plan living and dining area is the perfect space to relax or entertain. Bathed in natural light through the sliding patio doors, this area opens up to a charming private courtyard—ideal for al fresco dining or a peaceful morning coffee. The generous layout allows for both a comfortable lounge and a sociable dining area. Upstairs, you'll find a well-proportioned double bedroom and a versatile single bedroom. The latter can easily double as a modern home office, perfect for today's work-from-home lifestyle. Both bedrooms feature fitted wardrobes and are flooded with natural light, thanks to the fully double-glazed windows. The property is serviced by a sleek and modern three-piece bathroom. Enjoy the convenience of a shower-

over-bath, a stylish wall-hung basin, and a WC—all designed with contemporary finishes. Storage for this property is in abundance with a large under-stair cupboard complete with fitted shelving and a floored attic accessible via a loft ladder as well as full use for an external storage cupboard a few meters from the property.

EXTERNAL

Externally the property benefits from a private west-facing courtyard to the rear, perfect for additional living space, with plenty space for entertaining guests acting as your very own urban oasis. 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 D

ENERGY PERFORMANCE RATING

Rating C

LANDLORD REGISTRATION NUMBER

523168/210/09052

COUNCIL TAX

Band D

ENERGY EFFICIENCY

Rating C

LANDLORD REGISTRATION NUMBER

523168/210/09052

SERVICES

Mains Water, Electricity, Drainage & Gas - Information regarding broadband and phone signal can be obtained from the Ofcom broadband and mobile coverage checker - <https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker/>

ADDITIONAL INFORMATION

Rent £1,150 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.

LARN1903091



