

COULTERS[©]

12 GLASCLUNE COURT

NORTH BERWICK, EAST LoTHIAN, EH39 4RD

 2 BED  2 BATH  2 PUBLIC



COULTERS®

TAKE A LOOK INSIDE

A beautifully presented two bedroom top floor flat ideally situated in highly desirable seaside town of North Berwick within walking distance of all local amenities and offering exceptional panoramic sea views.

The property benefits from off street residents parking, a garage and access to well maintained communal grounds.

KEY FEATURES



Top floor flat



Two double bedrooms



Well maintained communal grounds



Residents parking and garage



Within a short walk of all local amenities



Panoramic sea views



EPC Rating - C



Council Tax Band - E



The property comprises; welcoming entrance hallway with entry phone system; open plan sitting/dining room with solid engineered wood flooring and sliding Juliet balcony doors which open to exceptional sea views; kitchen with double oven, electric hob and a fantastic selection of fitted cupboards; utility cupboard with free standing washing machine; principal bedroom with en-suite shower room and fitted wardrobes; double bedroom with sea views and deep fitted wardrobes; a bathroom with three piece suite and shower over bath completes the accommodation.

It benefits from gas central heating and double glazing.



THE LOCAL AREA

The beautiful East Lothian seaside town of North Berwick is a highly desirable location. Just twenty five miles from Edinburgh the town is popular with commuters working in the city, and the regular train service which is within walking distance of the property allows for convenient travel back and forth to Edinburgh.

The town boasts spectacular beaches and renowned golf courses alongside independent boutiques, restaurants and coffee shops. There are exceptional leisure amenities on offer including a tennis club; yacht club; rugby and football clubs; putting greens; and a sports centre with gym, fitness classes, and a swimming pool. The newly renovated Marine Hotel is home to a luxurious health club and spa as well as fine dining choices.

The bustling High Street offers a variety of amenities with a butcher, post office, chemist, and Co-op; and an Aldi and Tesco are located on the East side of the town.

Reputable local primary and secondary schooling including North Berwick High School are within walking distance. There is private schooling at Compass in Haddington, Belhaven Hill in Dunbar, and Loretto in Musselburgh. Edinburgh schooling options are easily accessed.

EXTRAS

All integrated appliances, light fittings, floor coverings, and window coverings are included in the sale.

There are annual fees for the care of the communal grounds, common repairs, stair cleaning and buildings insurance payable to Hacking and Paterson which are approximately £100 per month.

HOME REPORT VALUATION: £420,000



**Glasclune Court,
North Berwick,
East Lothian, EH39 4RD**



Approx. Gross Internal Area

1079 Sq Ft - 100.24 Sq M

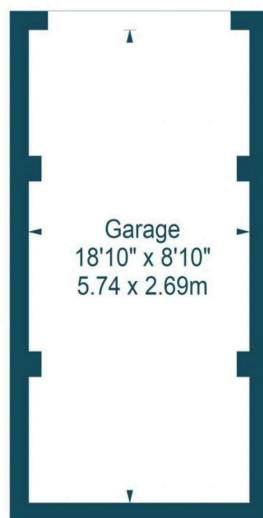
Garage

Approx. Gross Internal Area

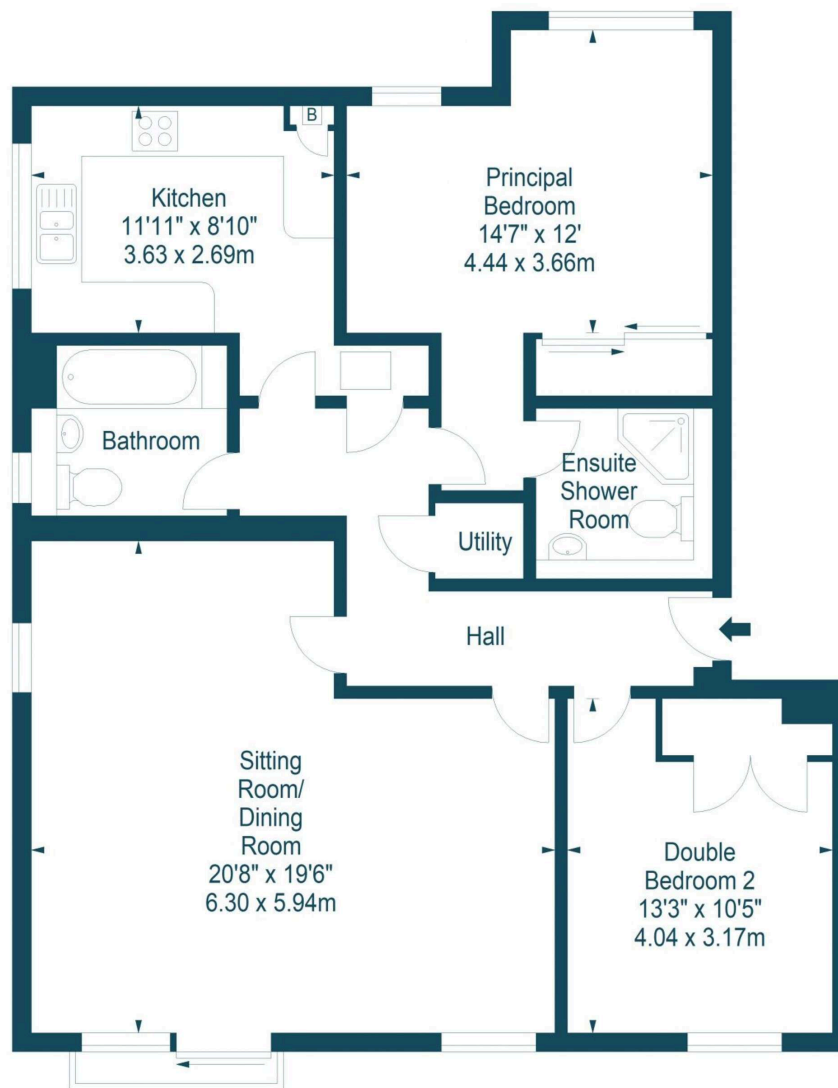
164 Sq Ft - 15.24 Sq M

For identification only. Not to scale.

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Ground Floor



Third Floor

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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.