

COULTERS[©]

32A ST ANDREW STREET

NORTH BERWICK, EAST LoTHIAN, EH39 4NX

 2 BED  1 BATH  2 PUBLIC



TAKE A LOOK INSIDE

32a St Andrew Street is a superb maindoor garden flat situated in the heart of North Berwick. St Andrew Street runs parallel to the High Street and is therefore close to an excellent range of shops, cafes, restaurants and the stunning sandy beach. The train station and bus stop are both within a short walk.

To the front of the property is a private patio with external store. The front stairs have a stairlift which can be removed if the buyer wishes. To the rear, with direct access from the sitting room, is a further patio, part of which is covered.

KEY FEATURES



Superb 2 bedroom garden flat in the heart of North Berwick.



Two double bedrooms and modern shower room with underfloor heating.



Large kitchen/dining room and sitting room.



Front and rear private patios.



Unrestricted on-street parking.



Double glazing and gas central heating.



EPC Rating - C



Council Tax Band - D





ACCOMMODATION

The well presented accommodation comprises - vestibule; entrance hall; sitting room with door to rear garden; kitchen/dining room with appliances; double bedroom 1 with built-in wardrobes; double bedroom 2; and modern shower room with underfloor heating.

Timber framed double glazing is fitted throughout and heating/hot water are provided by a gas central heating system.





THE LOCAL AREA

North Berwick is a highly desirable coastal town situated in East Lothian, within easy commuting distance of Edinburgh. It has regularly been named as the best place to live in Scotland with a good range of shops, a beautiful beach and many bars and restaurants.

The bustling high street has a wide selection of retailers and restaurants and there is a Tesco and Aldi supermarket on the outskirts. North Berwick has two excellent golf courses, a yacht club, rugby club, tennis courts, a swimming pool and sports centre, and a luxury spa club is situated at the Marine Hotel.

The town provides excellent local primary schooling and the well-regarded North Berwick High school. Private schooling is available at Compass in Haddington, Belhaven Hill in Dunbar, Loretto in Musselburgh with further choices available in Edinburgh. East Lothian has many fine walks by the sea and inland. Edinburgh can be reached in about 45 minutes by car or by train in half an hour and there are extensive bus services.

EXTRAS

All blinds, curtains, light fittings, fitted flooring and kitchen appliances (fridge/freezer, oven, gas hob, dishwasher and washing machine) are included in the sale.

The stairlift can be included or removed depending on the buyer's preference.

HOME REPORT VALUATION: £320,000





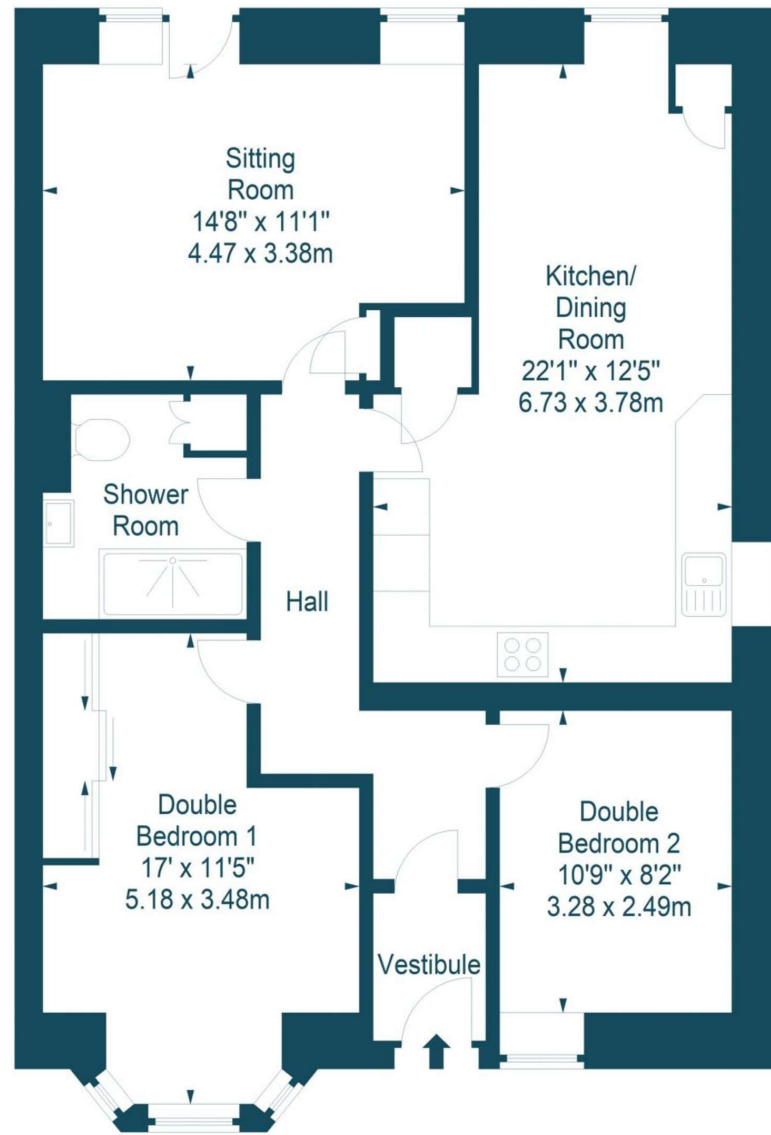
St. Andrew Street,
North Berwick,
East Lothian, EH39 4NX



Approx. Gross Internal Area
859 Sq Ft - 79.80 Sq M
For identification only. Not to scale.
© SquareFoot 2025



Basement



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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.