



GILSON GRAY

LAW • PROPERTY • FINANCE



## 26 HAMILTON COURT

Cromwell Road, North Berwick, East Lothian, EH39 4LW



1

Public Room



1

Bedroom



1

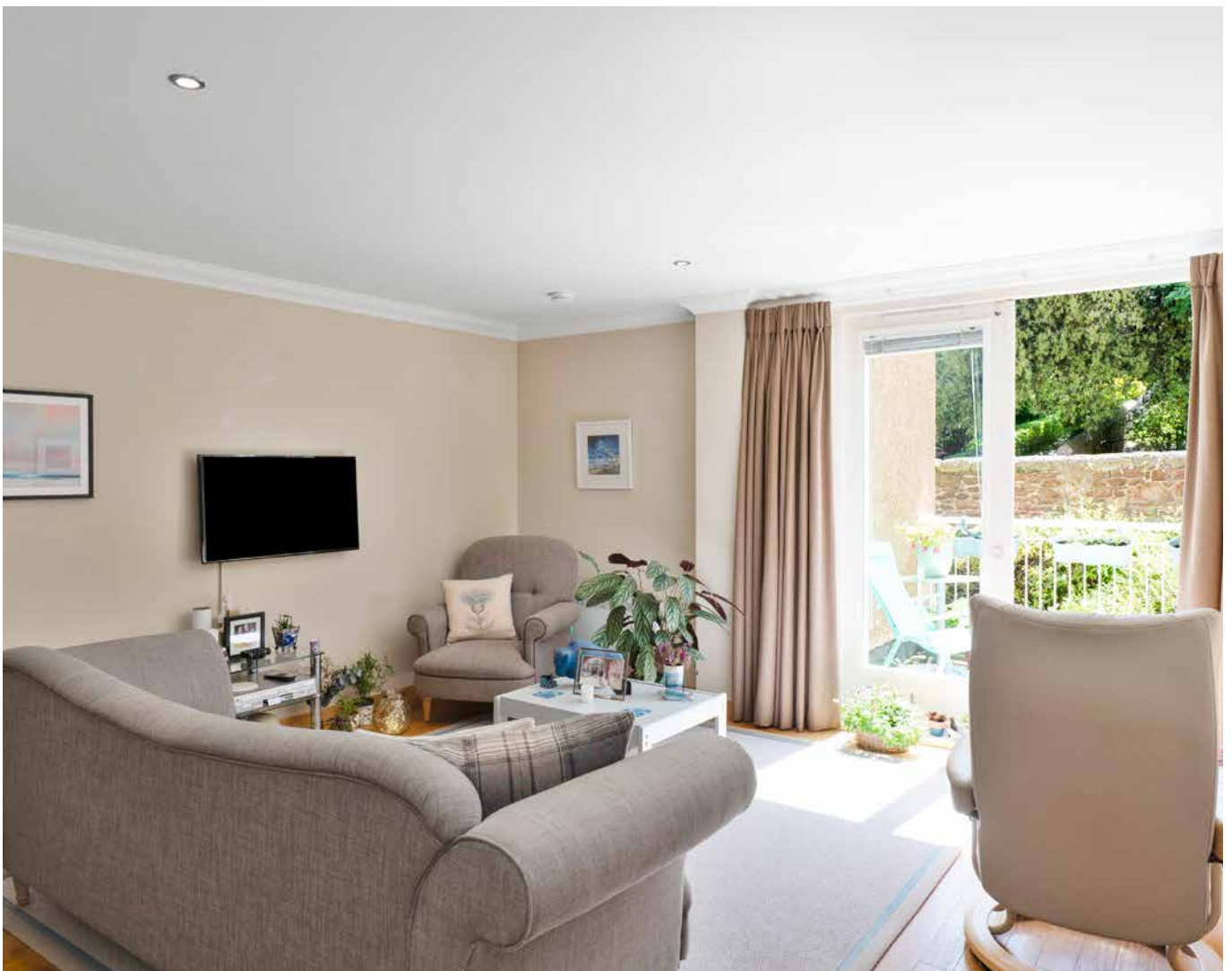
Bathroom



## 26 HAMILTON COURT

Set within a modern seafront development offering convenient private parking, this one-bedroom ground-floor flat in sought-after North Berwick offers a well-proportioned home with tasteful neutral styling. The interiors include an entrance hall and generous double bedroom, both with ample built-in storage, a stylish bathroom with a bath and separate shower and underfloor heating, and an open-plan living/dining room and integrated kitchen opening onto a south-facing terrace enjoying a tranquil leafy outlook. The development is positioned beside the town's prestigious golf course, within walking distance of central shopping and the train station.





**C**  
EPC  
RATING

**E**  
COUNCIL  
TAX BAND

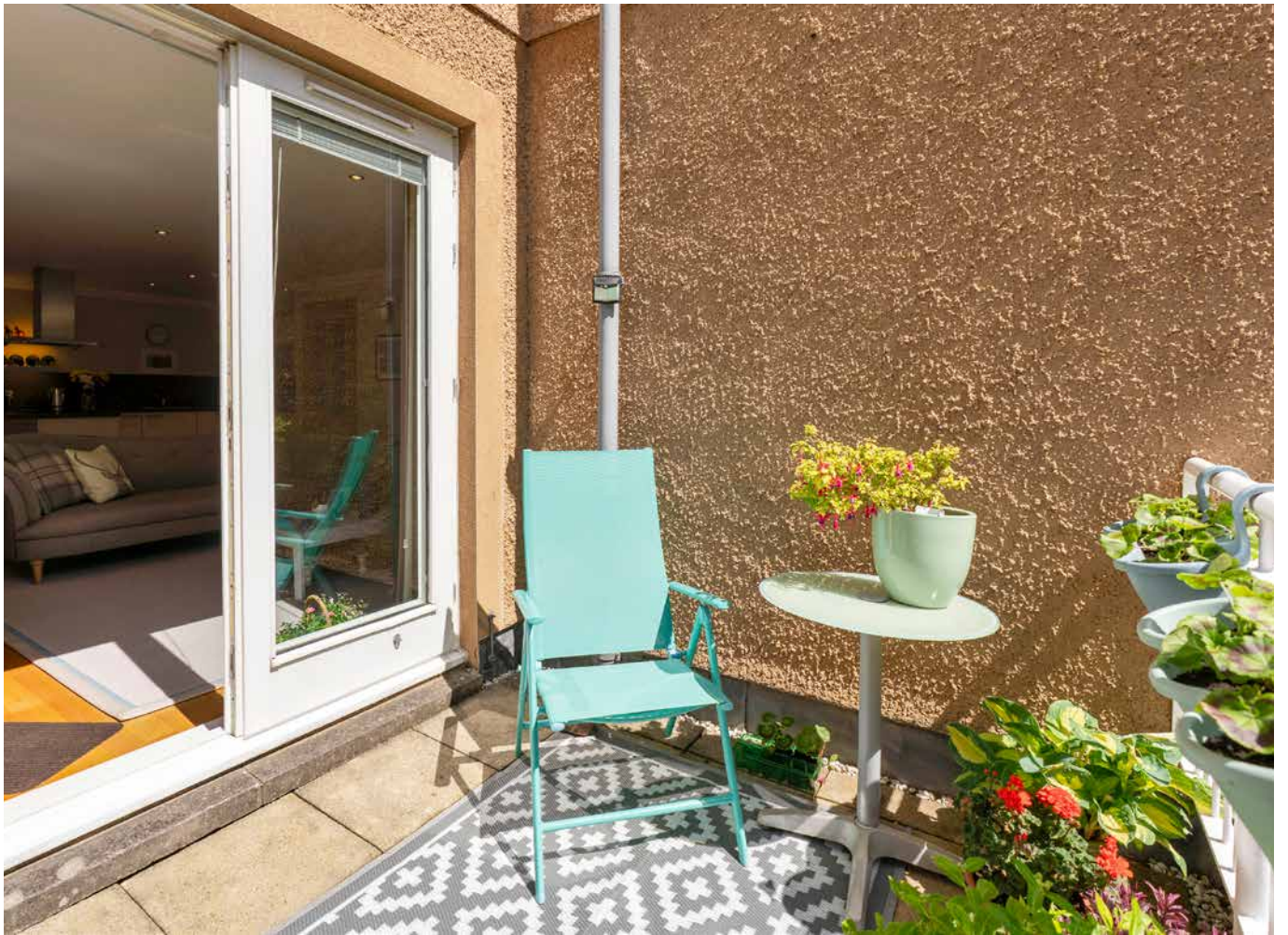
**VIEWING**  
By appointment only  
with Gilson Gray on  
**01620 893 481**

## Features

- Modern seafront development in sought-after North Berwick
- Spacious ground-floor flat with tasteful neutral interiors
- Communal vestibule with secure entry
- Entrance hall with excellent storage
- Sun-filled living/dining room open to an integrated kitchen
- One generous double bedroom with mirrored fitted wardrobe
- Stylish bathroom with shower and bath, and underfloor heating
- South-facing terrace enjoying a leafy outlook
- Convenient residents' parking

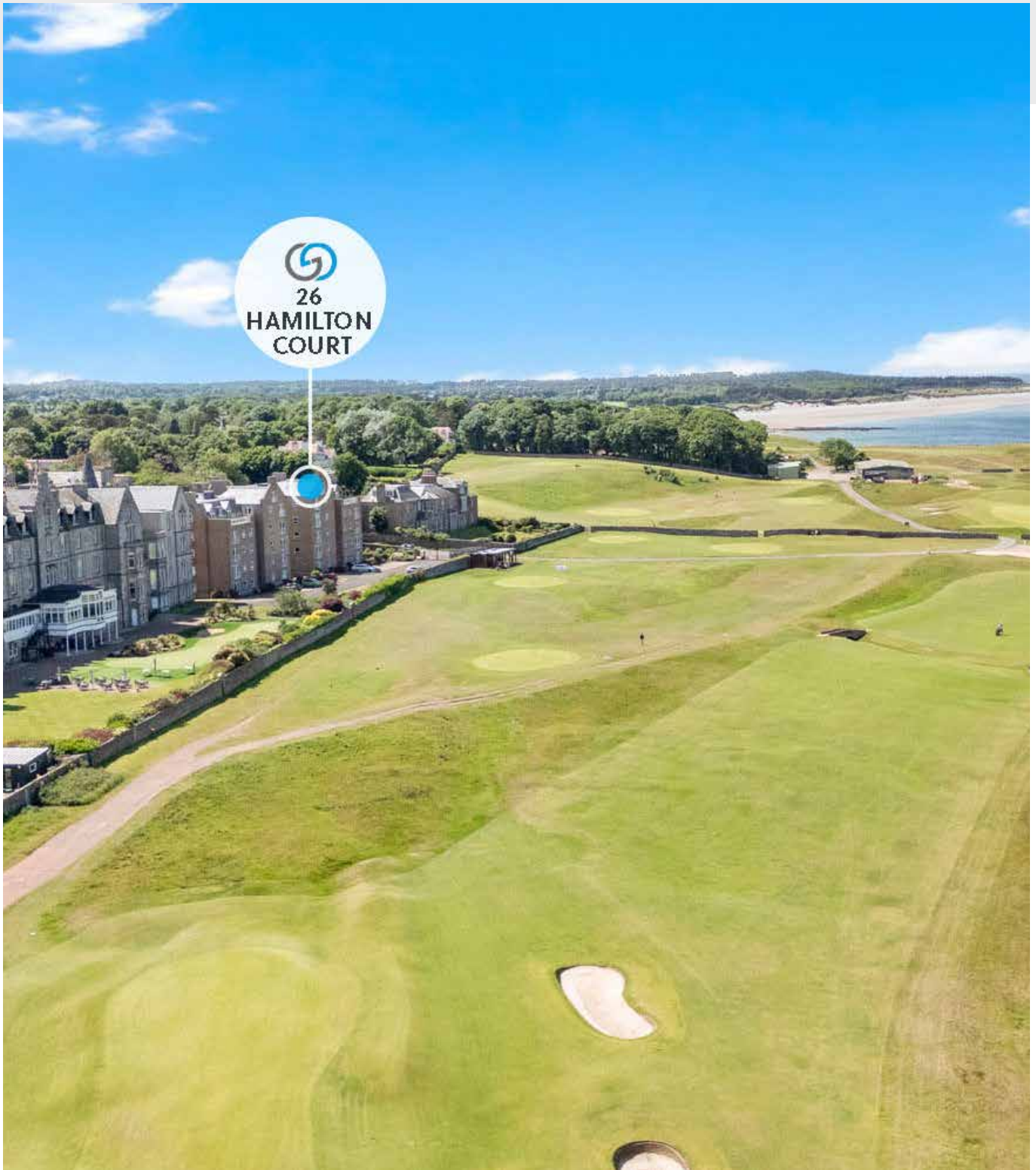






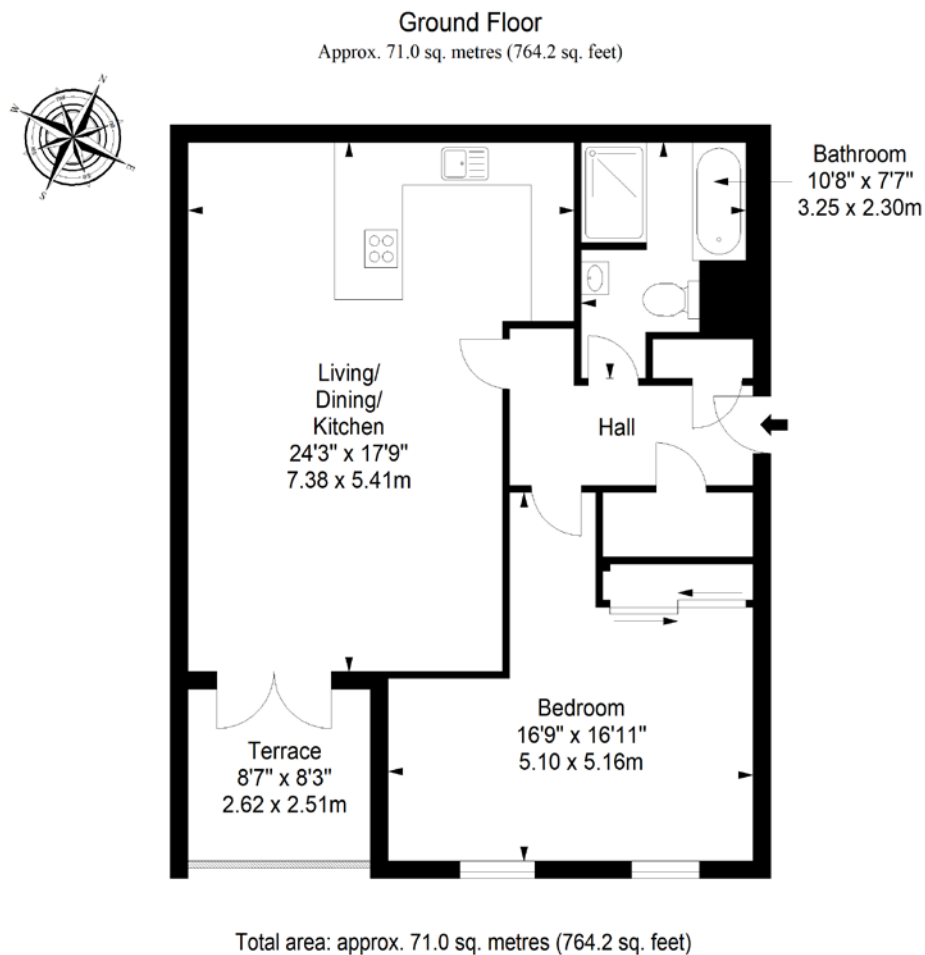


Extras: all fitted floor coverings, blinds, and Neff kitchen appliances are included in sale.  
Factor: The factor is managed by Trinity at an approximate monthly cost of £178.



# NORTH BERWICK, EAST LOTHIAN

North Berwick is one of Scotland's most desirable seaside resorts, with its coastline forming a significant stretch of the John Muir Way. It showcases stunning scenery in both directions, with long sandy beaches and the striking volcanic island of Bass Rock, approached via boat tours that allow visitors to observe its rich wildlife up close. The town centre is home to a wealth of independent shops, boutiques, and galleries, along with a family-run butcher, a delicatessen specialising in local produce, an independent wine merchant, grocers, bakers, banks, coffee houses, restaurants, florists, and chemists. Dining options range from an award-winning seafood restaurant to a top-rated takeaway serving classic fish and chips, complemented by the convenience of two large supermarkets. The surrounding area has plenty to offer for active lifestyles, with scenic walks, cycling routes, and a well-equipped sports centre featuring a swimming pool, fitness classes, and a gym. Golf enthusiasts are spoiled for choice, with several outstanding courses nearby, including The Glen and North Berwick Golf Club. North Berwick is also renowned for its excellent schools, with North Berwick High School ranking highly on several prestigious national lists. Law Primary School sits conveniently beside it, creating a cohesive local education hub. For commuters, North Berwick train station provides regular direct services to Edinburgh, with a journey time of just over half an hour. The town is also well served by frequent bus connections to the capital.



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