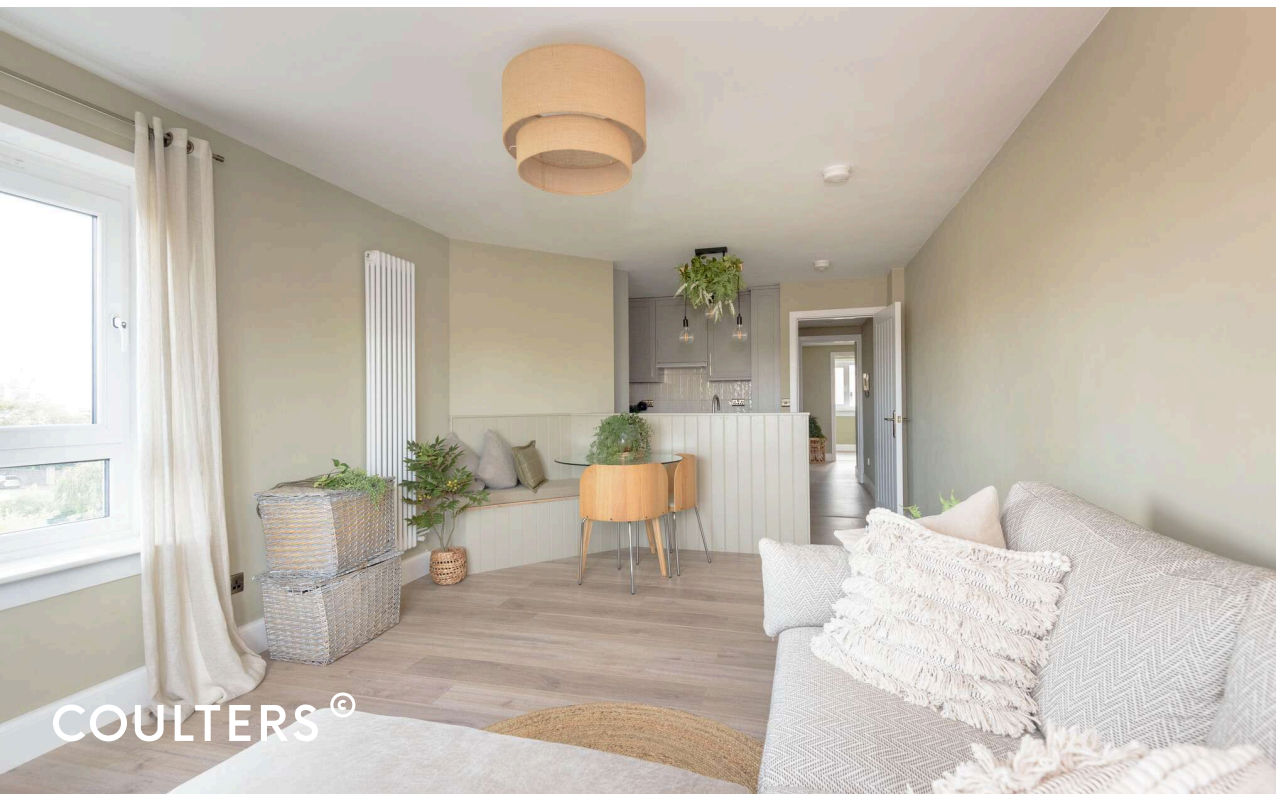


COULTERS[©]

7 ABBEY COURT

NORTH BERWICK, EAST LoTHIAN, EH39 4BY

 3 BED  2 BATH  1 PUBLIC



TAKE A LOOK INSIDE

Forming part of a modern development, 7 Abbey Court is a beautifully presented contemporary second floor flat, ideally situated in the highly desirable seaside town of North Berwick. The property is conveniently located close to the train station and within easy walking distance of the beach, together with an excellent range of local amenities, shops, cafés and restaurants.

The property further benefits from an open outlook with a sea view, private garage and private parking.

KEY FEATURES



Contemporary second floor flat forming part of a modern building



Three well proportioned bedrooms



Lovely open outlook offering a sea view



Private garage and parking



Ideally located close to transport links, local amenities and the beach



Recently renovated stylish accommodation



EPC Rating - C



Council Tax Band - D



Recently refurbished to a high standard throughout, the well proportioned accommodation offers a thoughtfully designed and appealing layout comprising a welcoming entrance hall; a bright, dual-aspect open-plan sitting room, dining area and kitchen, fitted with a good range of units and new appliances; two well-proportioned double bedrooms; a versatile third bedroom/study; a contemporary bathroom; and a separate shower room.

With its combination of stylish interiors, flexible accommodation, sea views and convenient coastal location, 7 Abbey Court would make an excellent permanent home, holiday home or investment property.





THE LOCAL AREA

North Berwick lies on the East Lothian coast within easy commuting distance of Edinburgh and is one of the most sought-after towns in the county. It has a bustling high street, with a wide range of local shops 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 newly renovated health club and spa is situated at the Marine Hotel.

North Berwick's vibrant community spirit is showcased through various events and festivals held throughout the year. The Fringe by the Sea festival, held annually in August, features a diverse range of music, comedy, and arts performances, attracting both locals and visitors.

The town provides excellent local primary schooling and the well-regarded North Berwick High school. Private schooling is also 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 fitted floor coverings, curtains, light fittings, blinds, induction hob, oven, dishwasher, fridge/freezer and washing machine are included in the sale price.

HOME REPORT VALUATION: £285,000



Abbey Court,
North Berwick,
East Lothian, EH39 4BY



Approx. Gross Internal Area

799 Sq Ft - 74.23 Sq M

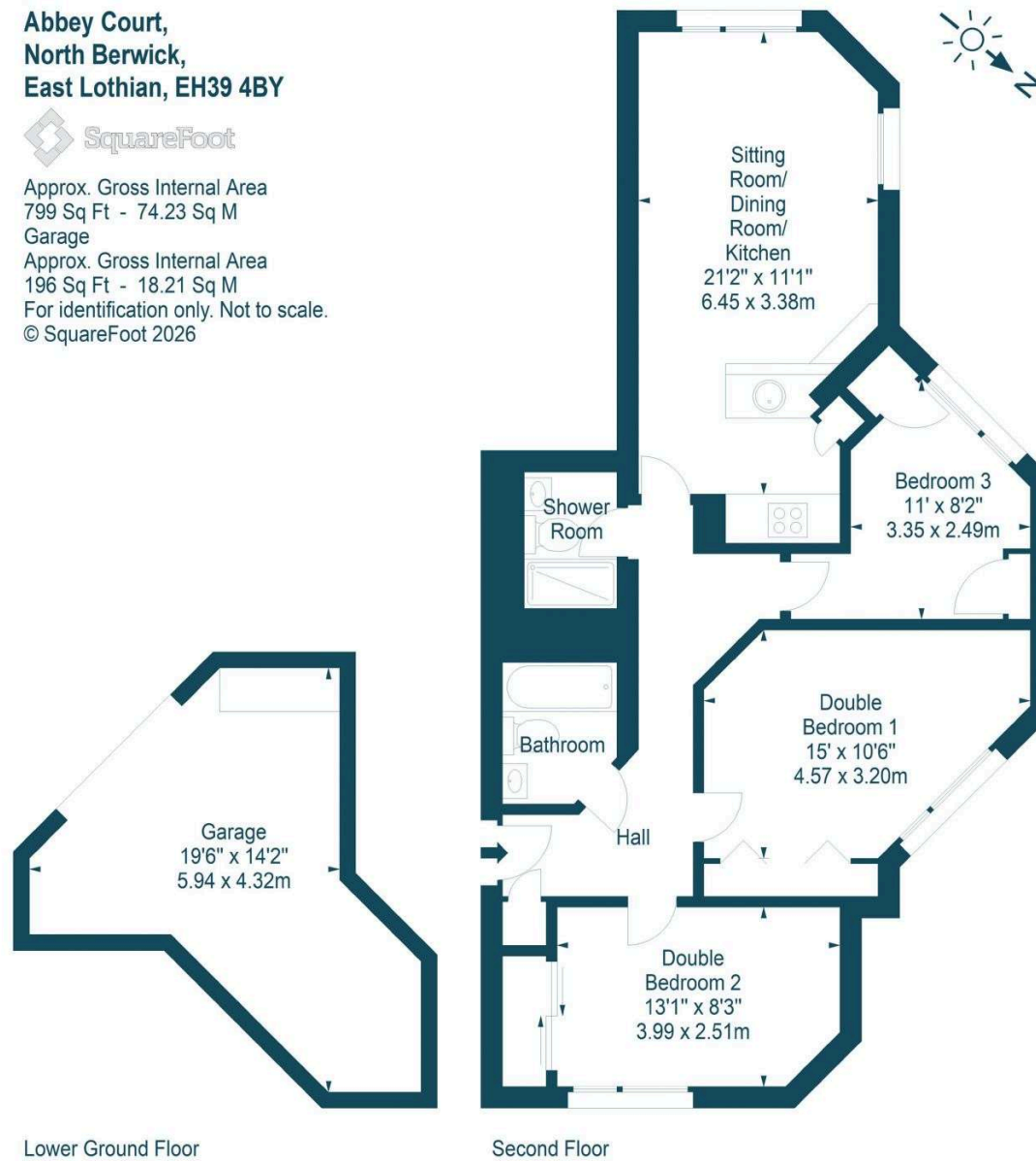
Garage

Approx. Gross Internal Area

196 Sq Ft - 18.21 Sq M

For identification only. Not to scale.

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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.