

2/3 NUNGATE ROAD

NORTH BERWICK, EAST LOTHIAN, EH39 4PD

 2 BED  2 BATH  1 PUBLIC



TAKE A LOOK INSIDE

Forming part of a handsome period building situated in the highly desirable seaside town of North Berwick, 2/3 Nungate Road is a superb two bedroom double upper flat, ideally located in the heart of the town, within easy walking distance of an excellent range of local amenities, the train station and the beach.

The beautifully presented property, which currently operates as a highly successful short-term let with the appropriate granted licence, offers bright, well proportioned accommodation, in good order throughout, with the added benefit of a host of period features and a delightful, mature private garden.

KEY FEATURES



Well presented double upper flat with appealing layout



Two double well proportioned bedrooms



Private garden



On-street parking



Located close to the train station, shops & The West Golf Club



Ideal as a permanent residence or a holiday home



EPC Rating - D



Council Tax Band - F



The accommodation, which is accessed via a well maintained shared entrance, comprises a spacious welcoming hall with a study area; a south facing sitting room/dining room with a lovely outlook; kitchen with all appliances; a double bedroom; and a family bathroom.

A staircase leads to the upper floor landing which offers ample space for a home office/living area; a further double bedroom; and an additional bathroom. Heating and hot water are provided by a gas central heating and parking is available on street.





THE LOCAL AREA

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

The property is ideally located within walking distance of The West Golf Club and the spectacular beaches, 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. 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.

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 fitted carpets, fitted floor coverings, blinds, curtains, light fittings, gas hob, oven, microwave, fridge/freezer, dishwasher, the garden shed, bench and patio furniture are included in the sale price.

HOME REPORT VALUATION: £550,000

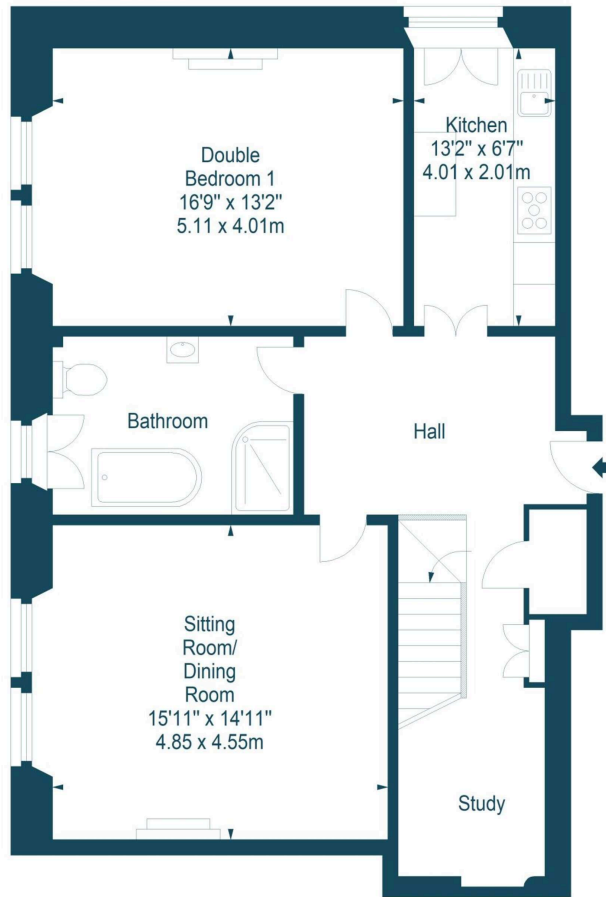




Nungate Road, EH39 4PD



Approx. Gross Internal Area
1499 Sq Ft - 139.26 Sq M
For identification only. Not to scale.
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First Floor



Second Floor

GET IN TOUCH

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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.