



GILSON GRAY

LAW • PROPERTY • FINANCE



2 GLASCLUNE COURT

North Berwick, East Lothian, EH39 4RD



1

Public Room



3

Bedrooms



2

Bathroom



2 GLASCLUNE COURT

Enjoying private garage parking and access to attractive shared gardens, this spacious three-bedroom flat is situated on the ground floor of a peaceful, well-maintained development in the highly desirable and well-connected coastal town of North Berwick. The home's light-filled interiors are move-in ready, with neutral décor throughout, and feature a comfortable living/dining room and a breakfasting kitchen – both with a favourable southwest-facing aspect and tranquil garden views. The three bedrooms on offer include a principal suite with a fitted mirrored wardrobe and a shower room, whilst a bathroom with a shower-over-bath completes the generous accommodation.



THIS IMAGE HAS BEEN VIRTUALLY STAGED





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RATING

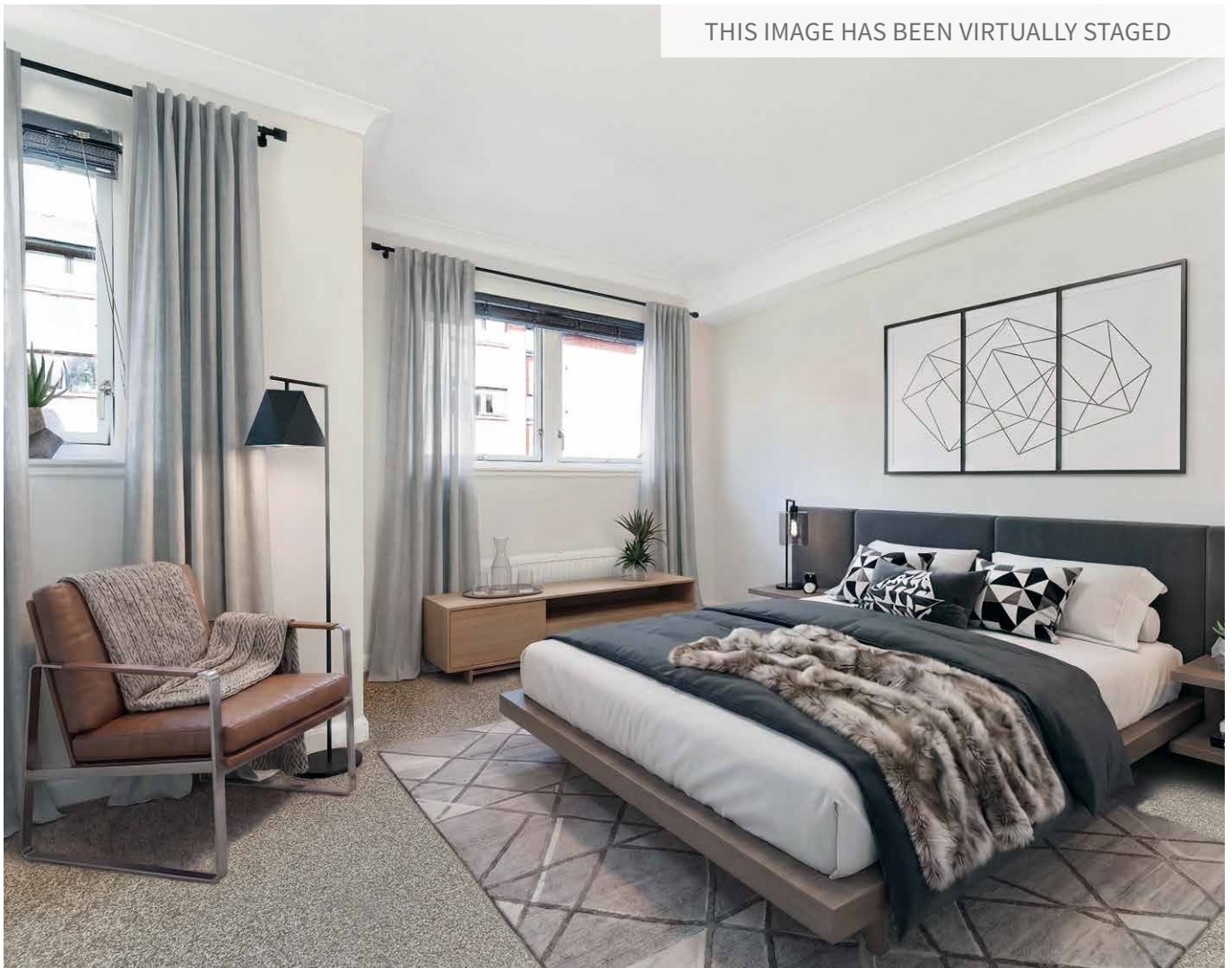
E
COUNCIL
TAX BAND

VIEWING
By appointment only
with Gilson Gray on
01620 893 481

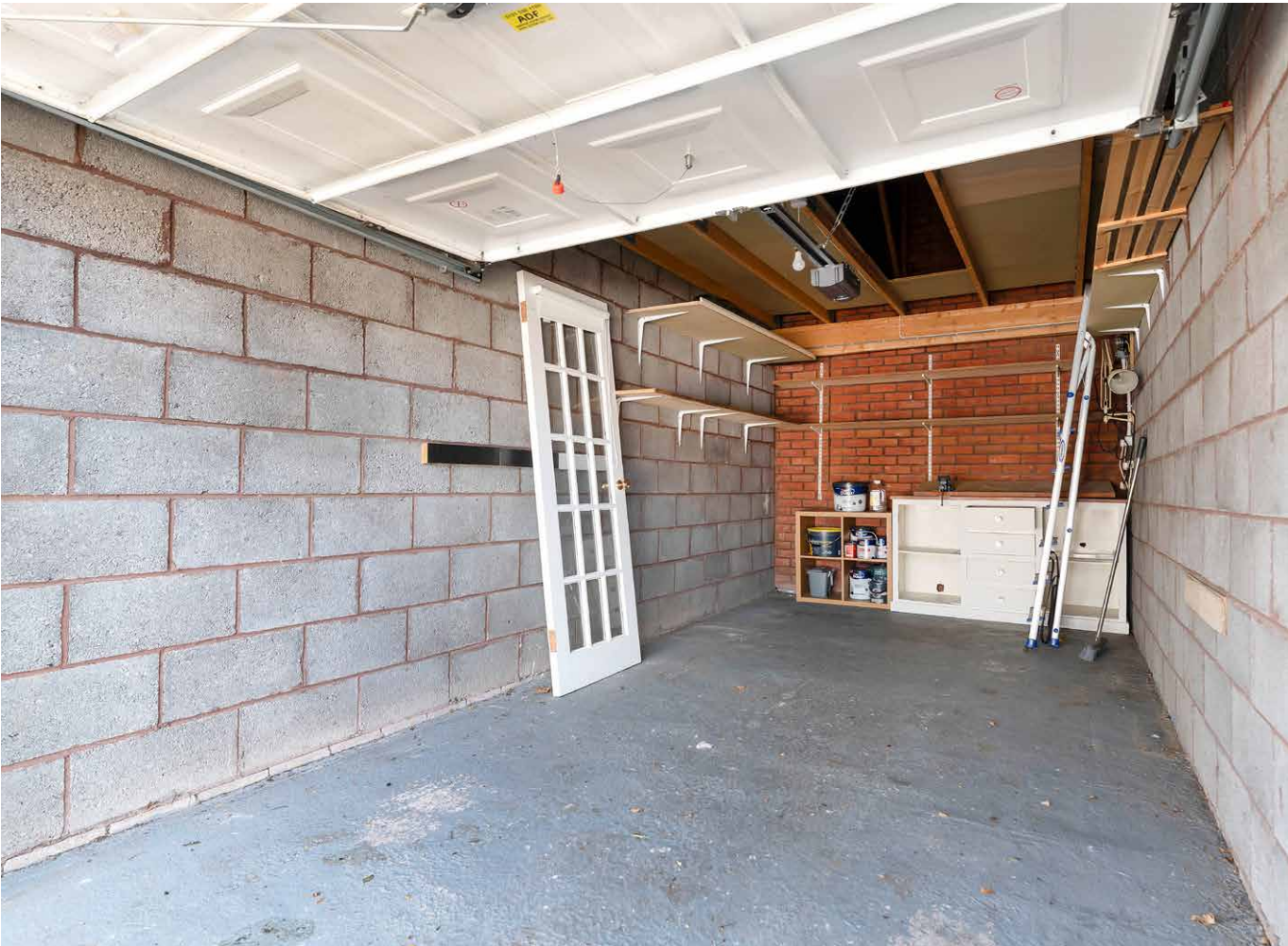
Features

- Peaceful development in coastal North Berwick
- Spacious, move-in ready ground-floor flat
- Communal vestibule and secure entry system
- Welcoming entrance hall with storage
- Southwest-facing living/dining room with generous windows
- Southwest-facing breakfasting kitchen
- Principal suite with a fitted wardrobe and shower room
- Two further bedrooms
- Family bathroom with shower-over-bath
- Well-maintained shared gardens
- Private single garage in a communal block

THIS IMAGE HAS BEEN VIRTUALLY STAGED









Extras: All fitted floor coverings, window coverings, light fittings, and appliances are included in the sale.

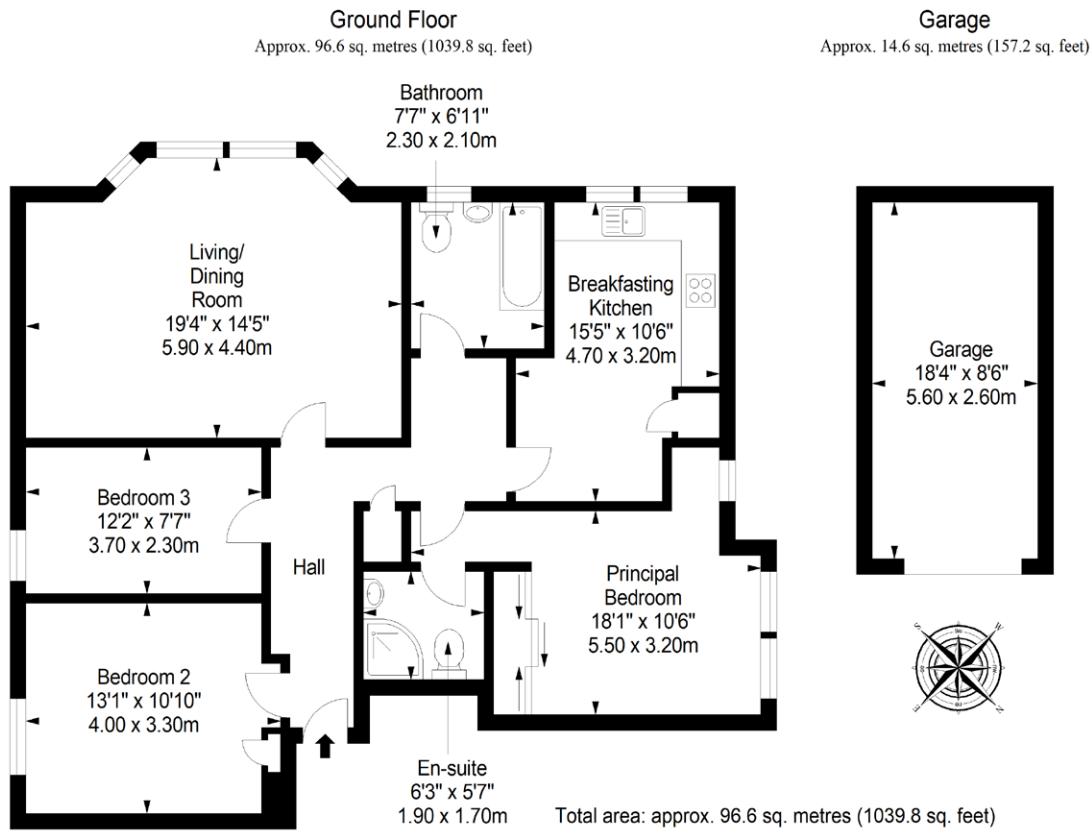
Factor: The factor is managed by Hacking and Paterson Management Services at an approximate cost of £1000 p.a. (inclusive of buildings insurance).

Please note: Some of the rooms have been virtually staged from actual photographs of the rooms.



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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