



1C MARKET PLACE

North Berwick, East Lothian, EH39 4JF



2

Public Room



3

Bedrooms



1

Bathroom



1C MARKET PLACE

Enjoying one of East Lothian's most desirable coastal locations, this spacious three-bedroom flat lies on the second/top floor of a traditional property in the heart of North Berwick, just off the charming high street and an easy walk from scenic beaches, the train station, and local schools. The well-proportioned accommodation is exceptionally versatile, featuring three double bedrooms and a living room with a bright southerly aspect. A social dining kitchen, a shower room, and excellent storage complete the home, which further benefits from attractive townscape views, a shared garden, and on-street parking.







EPC
RATING



COUNCIL
TAX BAND

VIEWING

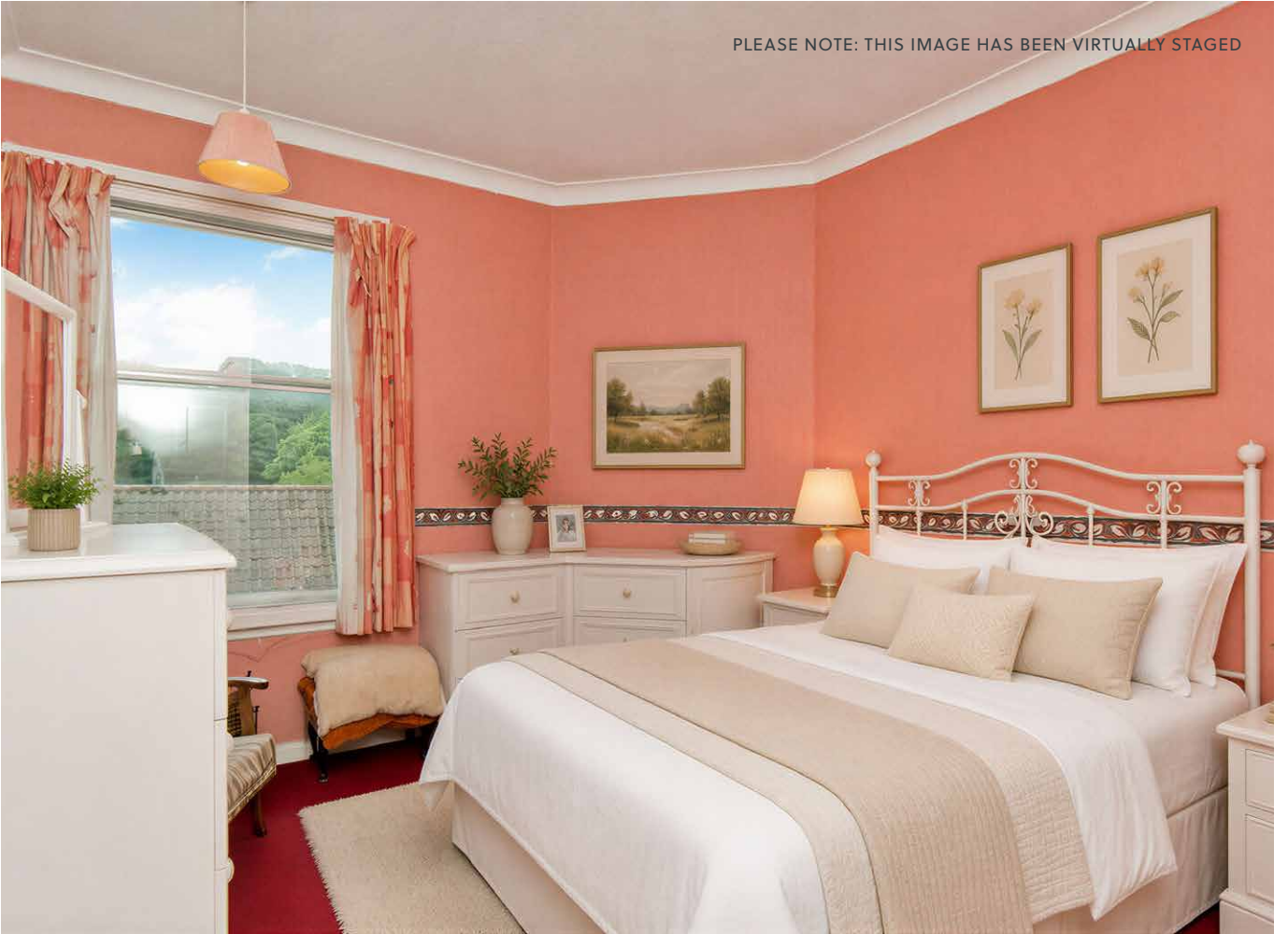
By appointment only
with Gilson Gray on
0131 516 5366

Features

- Spacious second/top-floor flat in the heart of coastal North Berwick
- Attractive views and scope for modernisation
- Communal stair with secure entry
- Entrance hall
- Sun-filled reception room
- Social dining kitchen
- Three double bedrooms
- Shower room and ample storage throughout
- Shared garden and on-street parking



PLEASE NOTE: THIS IMAGE HAS BEEN VIRTUALLY STAGED





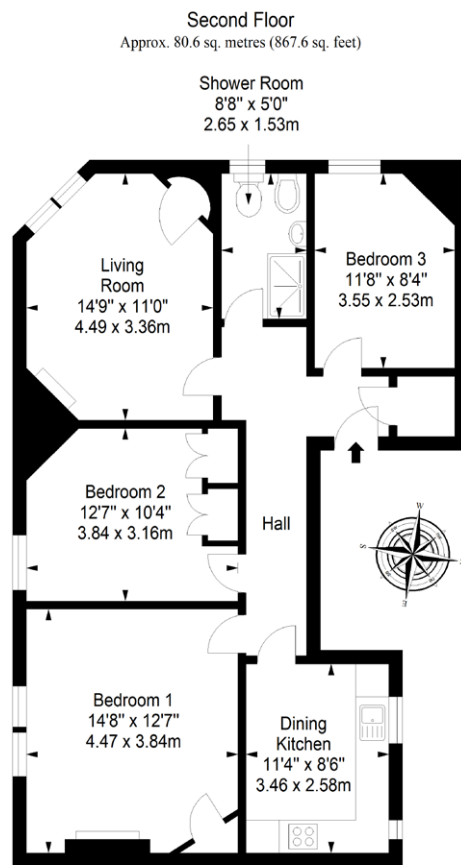


Extras: All fitted floor and window coverings and light fittings are included.



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.



Total area: approx. 80.6 sq. metres (867.6 sq. feet)

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