

COULTERS[©]

16 HAMILTON COURT, CROMWELL ROAD

NORTH BERWICK, EAST LOTHIAN, EH39 4LW

 2 BED  2 BATH  1 PUBLIC



TAKE A LOOK INSIDE

Forming part of a prestigious modern development, 16 Hamilton Court is a superb two-bedroom second-floor apartment, ideally positioned in the highly sought-after coastal town of North Berwick.

The property enjoys a prime location within easy walking distance of the beach, a superb range of amenities in the town centre, and the train station, making it an excellent choice as either a well-appointed holiday home or a comfortable permanent residence.



KEY FEATURES



Bright and spacious second floor flat within a modern development



Two well proportioned double bedrooms, one with en-suite



Open plan, south facing kitchen/dining/living room



Private gated allocated parking, secure entry system and lift access



Peacefully located close to local amenities and the beach



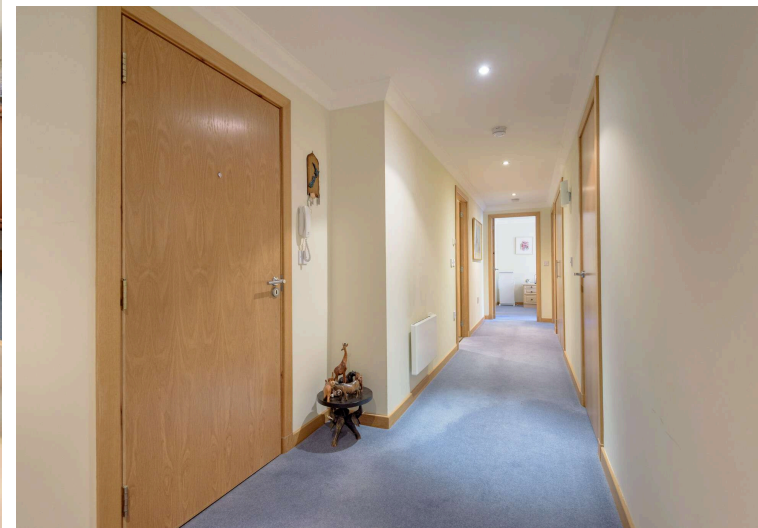
Ideal as a permanent residence or a holiday home



EPC Rating - C



Council Tax Band - F



The apartment offers bright, generously proportioned accommodation throughout. A welcoming hallway with excellent storage leads to a light-filled, south-facing open plan sitting, dining and kitchen area, complete with integrated appliances and a Juliet balcony. The principal bedroom benefits from a walk-in wardrobe and a spacious en-suite shower room, while the second double bedroom includes built-in wardrobes. A well proportioned family bathroom with a separate shower completes the internal layout.

Further advantages include private gated allocated parking, a secure entry phone system, and lift access, enhancing both convenience and security.





THE LOCAL AREA

North Berwick is a highly desirable coastal town in East Lothian within easy commuting distance of Edinburgh. It has regularly been named as the best place to live in Scotland with a good range of shops, well regarded schooling, a beautiful beach and many bars and restaurants.

The bustling high street, which can be reached on foot in 15 minutes, has a wide selection of retailers 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 spa club is situated at the Marine Hotel next door.



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, carpets, curtains, blinds, light fittings, kitchen appliances and the washing machine are included in the sale price. The property can be sold with the furniture included.



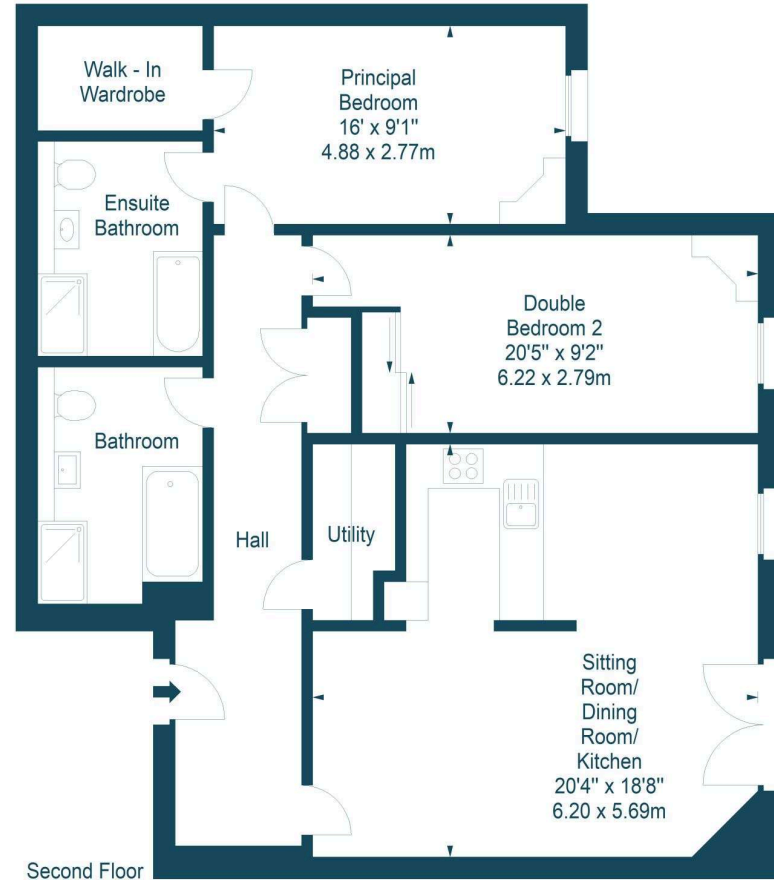
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Cromwell Road,
North Berwick,
East Lothian, EH39 4LW



Approx. Gross Internal Area
1078 Sq Ft - 100.15 Sq M
For identification only. Not to scale.
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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.