

112A HIGH STREET

NORTH BERWICK, EAST LOTHIAN, EH39 4HE

2 BED | 1 BATH | 1 PUBLIC





TAKE A LOOK INSIDE

Forming part of a traditional building, 112A High Street is a well presented top floor flat enjoying lovely sea views and an enviable central position in the popular seaside town of North Berwick.

The property is conveniently placed for the beach, High Street amenities, shops, restaurants and the railway station, all within easy walking distance.

KEY FEATURES

- Traditional, well presented top floor flat
- Two double bedrooms
- Delightful open outlook over the High Street and lovely sea views to the rear
- Permit parking available
- Centrally located in the heart of the town, close to local amenities and the beach
- Bright, well proportioned accommodation
- EPC Rating - D
- Council Tax Band - C





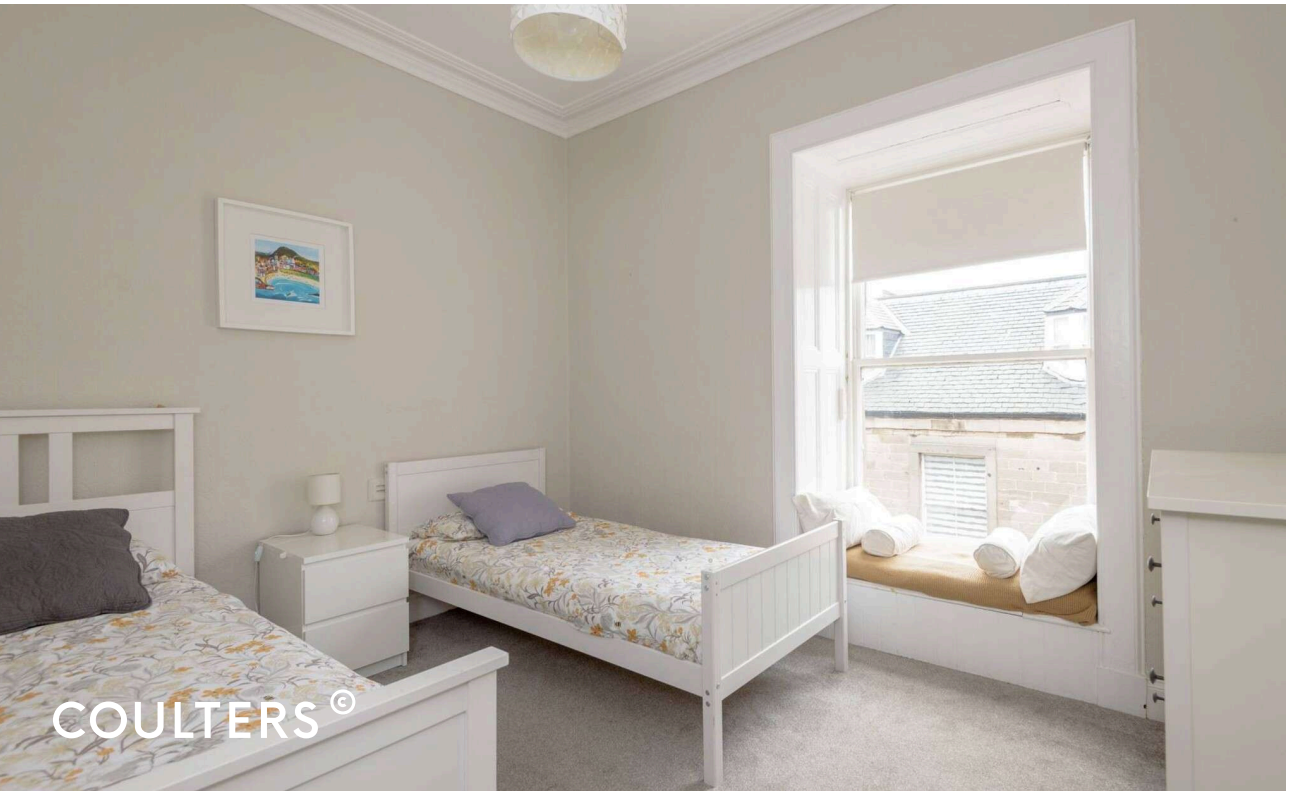


The bright and well proportioned accommodation has an appealing layout and comprises a welcoming entrance hall leading to a modern kitchen/breakfast room, which is fitted with a good range of units and appliances. The sitting room/dining room has a wood burning stove creating an attractive focal point, together with delightful dual aspect views over the High Street. There are two comfortable double bedrooms and a modern shower room, completing the accommodation.

The property would make an excellent permanent home, holiday home or investment property.







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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, carpets, curtains, blinds, light fittings, gas hob, oven, dishwasher, fridge/freezer and washer dryer are included in the sale price. Some of the furniture maybe available by separate negotiation.

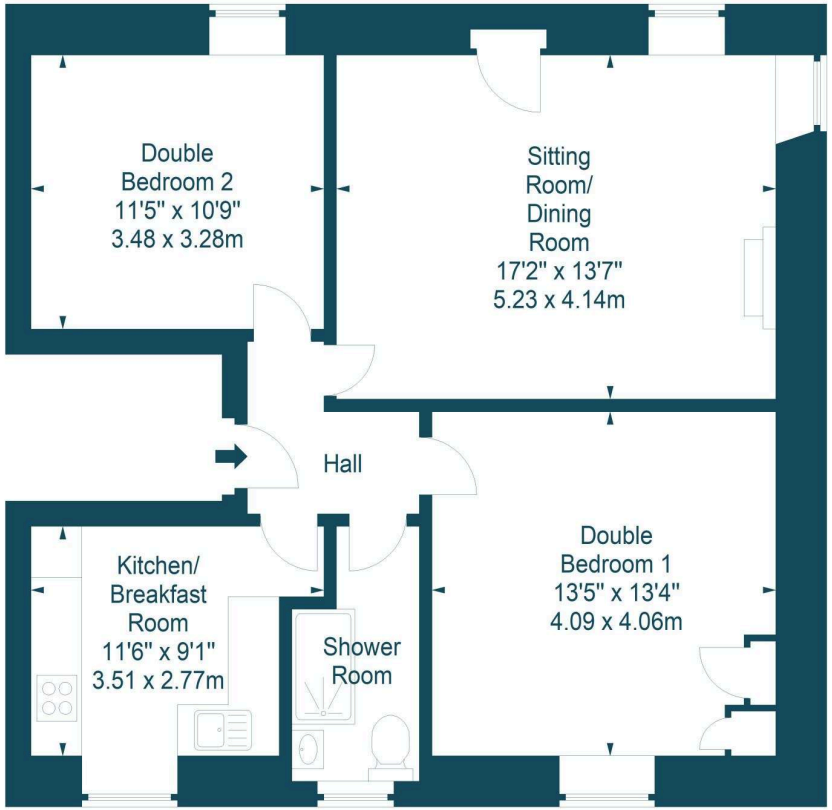
HOME REPORT VALUATION: £300,000


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High Street,
North Berwick,
East Lothian, EH39 4HE

SquareFoot

Approx. Gross Internal Area
752 Sq Ft - 69.86 Sq M
For identification only. Not to scale.
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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.