

NORTH BERWICK

10B BALFOUR STREET
EH39 4JY



Forming part of an attractive sandstone building, this superb double upper flat is situated just yards from Milsey Bay Beach and a short walk from the High Street in the sought after coastal town of North Berwick

- Communal Entrance Hall and Stair
- Hallway
- Bay Windowed Sittingroom
- Diningroom
- Fitted Kitchen
- Five Bedrooms
- Utility Room

- Bathroom
- Shower Room
- WC
- Gas Central Heating
- Partial Double Glazing
- Shared Rear Garden/Drying Area

NORTH BERWICK
10B BALFOUR STREET
EH39 4JY





LOCATION

Situated on the beautiful East Lothian Coast, North Berwick is a thriving sea-side town boasting excellent local amenities including a wide range of independent shops, supermarket, cafes, restaurants, delicatessen, family butchers and banking facilities. There are excellent local schools including Law Primary and the highly regarded North Berwick High School, and the area is also well served by a wealth of superb recreational and leisure pursuits including tennis courts and putting green (which are just a few minutes walk from the property), bustling harbour, Scottish Seabird Centre, sports centre with swimming pool, lovely local beaches, coastal walks and golf courses. Ideally placed for those looking to commute there is a local train station with journey time to Edinburgh approximately 30 minutes, by car approximately 45 minutes and a regular bus service.

DESCRIPTION

The property is accessed via a communal entrance hall and stair, shared with only one other property. Internally the property offers exceptionally bright, well proportioned and versatile accommodation benefitting from gas central heating and partial double glazing. A timber front door leads to the welcoming hallway with laminate flooring, recess with coat hooks and shelving and deep under stair storage cupboard. On this level is the spacious bay windowed

sitting room with ornate cornice, centre rose, attractive fireplace with electric fire and shelved display recess, a formal dining room with window to the rear, gas fire and steps leading down the well fitted kitchen with ample wall and base units complementary work surfaces and integrated appliances. Also on this floor are two good sized double bedrooms and lovely family bathroom with three piece suite. A carpeted staircase from the hall leads to the upper floor landing with cupola allowing light to flood in and leading to three further double bedrooms, one with patio doors to the small roof balcony, a large useful utility room with sink unit, ample storage and a separate shower room and wc compartment.

GARDENS

There is a communal garden/drying green situated to the rear.

ENERGY EFFICIENCY RATING

D

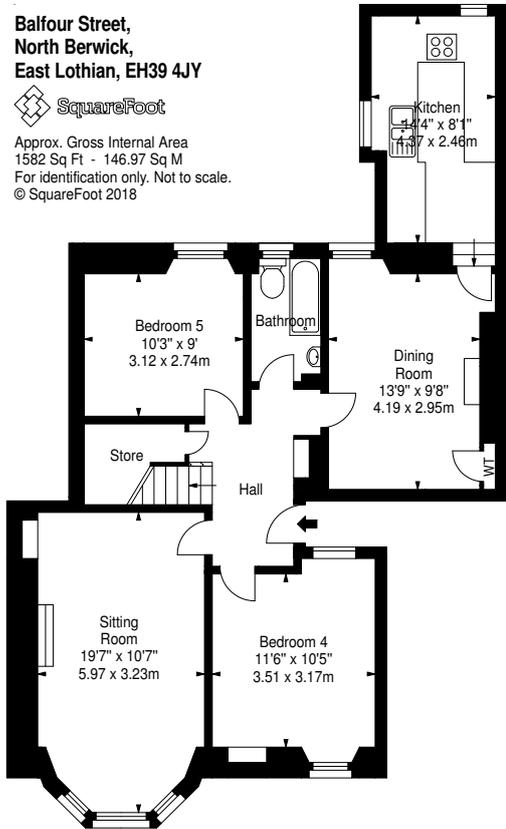
EXTRAS

To be included in the sale of the property are the carpets, curtains, integrated kitchen appliances, free standing cooker and washing machine and tumble drier in the utility room. It should be noted that no warranties will be given as to their working condition.

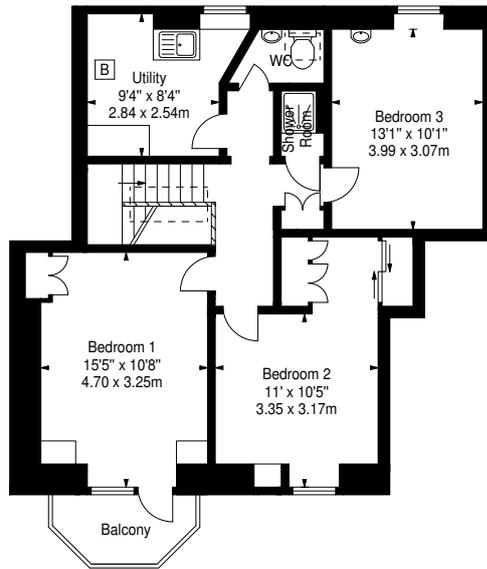
Balfour Street,
North Berwick,
East Lothian, EH39 4JY



Approx. Gross Internal Area
1582 Sq Ft - 146.97 Sq M
For identification only. Not to scale.
© SquareFoot 2018



First Floor



Second Floor

Price & Viewings

Please refer to
www.moreprop.co.uk,
www.espc.com,
www.rightmove.co.uk or call us
on 0131 240 0700 for details of
current price and viewing



morisons
1 Exchange Crescent
Conference Square
Edinburgh
EH3 8AN

T: 0131 240 0700
F: 0131 226 3156
DX: ED 38
E: moreproperty@morisonsllp.com

To note interest in this
property ask your solicitor
to contact morisons.

If you would like us to act for you
in connection with any residential
property matter or for the valuation
of your own property please contact
our Sales Negotiator / Valuer at the
above address.

These particulars do not form part of an
offer or contract of sale. All statements
contained herein are believed to be
correct, but are not guaranteed and
interested purchasers must satisfy
themselves as to their accuracy. In the
event of a closing date being set the
seller(s) shall not be bound to accept
the highest offer or any offer.