



NORTH BERWICK

17 Melbourne Place

OFFERS OVER £155,000

Viewing by appt tel Clients 01620 850898 or 07930 452579
or Agent

DESCRIPTION

Situated in an excellent and convenient location close to the town centre, this attractive two bedroom ground floor flat is presented in good decorative order throughout and is within easy walking distance of the beach, harbour, golf courses and train station. The easily maintained accommodation, accessed through its own main door entrance, comprises - vestibule with coir mat flooring and glass door to the hall, L-shaped carpeted hall with large storage cupboard, large living room/dining room with kitchen area off, double window to the front with a window seat, wooden mantelpiece with tiled inset and coal effect electric fire and ample room for a dining table, kitchen area with a range of fitted units with wooden work surfaces, tiled splashbacks and pelmet lighting, wood floor and recessed lights, electric hob, oven, cooker hood, fridge and washer dryer,

Attractive 2 bedroom ground floor main door flat in convenient location

master bedroom with window to the rear, large dressing cupboard off and carpeted floor, bedroom 2 again with a window to the rear, low access door to the boiler and carpeted floor, bathroom with a window and having a white suite comprising a bath with shower over, WHB, WC, vinyl floor, recessed lighting and fan.

LOCATION

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 busy high street, with a wide range of local shops and restaurants with a Tesco supermarket on the outskirts. Excellent local primary schooling and the well-regarded High School are both within easy walking distance of the house. Private schooling at all levels is available at Loretto in Musselburgh, Belhaven Hill in Dunbar

and in Edinburgh. 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. 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.

PARKING

There is ample on street parking to the front of the property.

FIXTURES AND FITTINGS

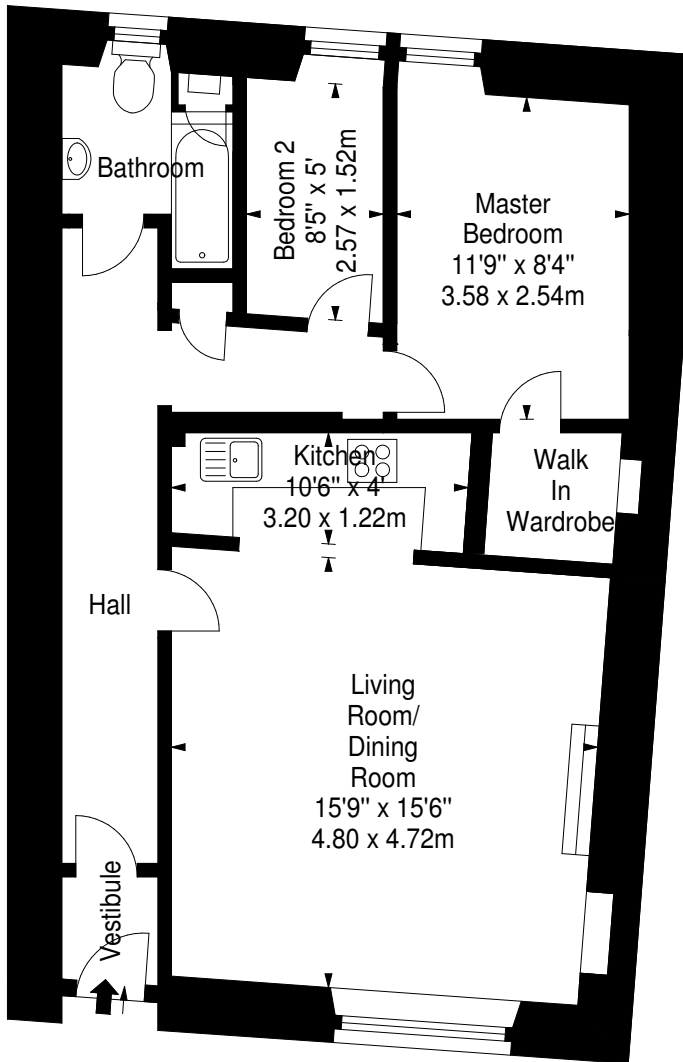
The carpets, curtains, blinds and light fittings throughout the property are included in the sale price together with the electric, hob, oven, cooker hood, fridge and washer dryer in the kitchen.

SERVICES

The property benefits from gas central heating from a combi boiler.

EPC RATING D

Approx. Gross Internal Area
680 Sq Ft - 63.17 Sq M
For identification only. Not to scale.
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Ground Floor



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