

North Berwick | East Lothian

10c Fidra Road, EH39 4NG



GILSON GRAY

LAW • PROPERTY • FINANCE



OFFERS OVER £375,000

10C FIDRA ROAD,
NORTH BERWICK, EH39 4NG

10c Fidra Road is a spacious two bedroom top floor apartment that is part of an impressive period building in the much sought after west side of the popular seaside town of North Berwick, with outstanding sea views to the rear towards the West Links Golf Course, the island of Craigleith and the Firth of Forth with Fife beyond. The front of the house has a sunny south facing aspect and it is within easy walking distance of the train station, the beaches, the golf courses and the High Street with its excellent selection of shops and restaurants. The apartment, now in need of modernisation, would be suitable as a permanent or holiday home.

The accommodation, accessed from a shared external stair which leads to a vestibule and a glazed door to an inner lower hall and private stair, comprises – reception landing with a tiled floor and window with a carpeted internal stair leading to a well-lit hall and to the living room/dining room which is a spacious room with a low level dormer window with fine sea views, a front window and Velux, a coal fire place with ample room for a dining table, kitchen/breakfast room having a range of floor level kitchen units, a gas hob, electric oven, fridge and washing machine and a larder store (with eaves storage) and second cupboard.



There are two double bedrooms both with sea views, the master bedroom is on the lower level with a dormer window and rooflight, a fireplace and eaves storage, double bedroom 2 again with a dormer window and an inner hall leading to a bathroom with a three piece suite and a separate tiled shower room. There is gas central heating.

Location

North Berwick is a very popular seaside town which is situated 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 Tesco and Aldi supermarkets on the outskirts. There are well renowned primary and secondary schools which are within easy walking distance of the apartment and there is private schooling in the County and in Edinburgh. North Berwick has two highly regarded golf courses, a yacht club, rugby club, tennis courts, a swimming pool and sports centre, and a luxury spa at the Marine Hotel. Edinburgh can be reached in approximately 45 minutes by car, and there is a regular train service to the city centre and extensive bus services

Viewing

By appointment with Gilson Gray on 01620 89 3481

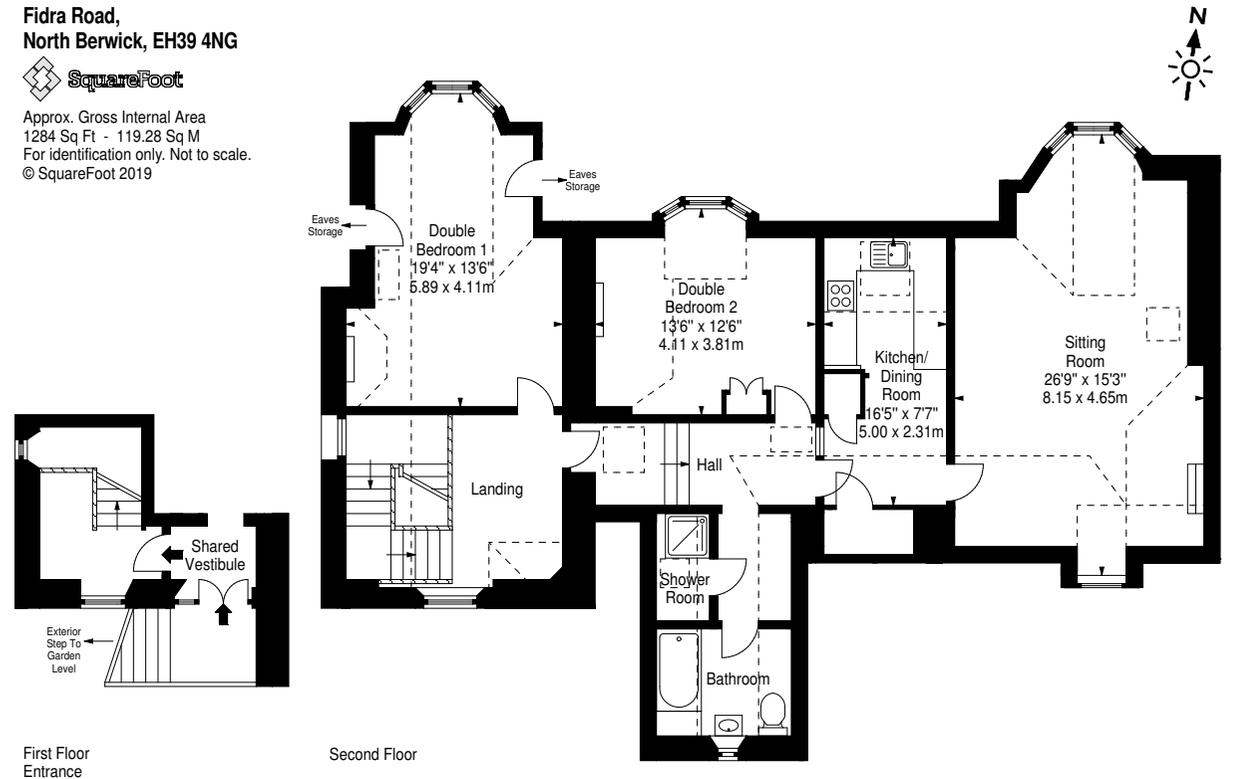
EPC - F

Council Tax - E

**Fidra Road,
North Berwick, EH39 4NG**



Approx. Gross Internal Area
1284 Sq Ft - 119.28 Sq M
For identification only. Not to scale.
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