



4 Marmion Court
North Berwick
EH39 4PB

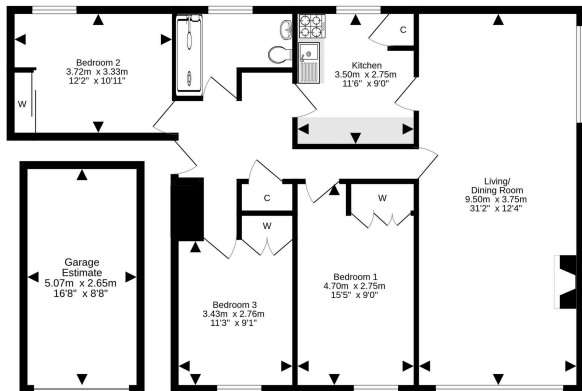


Features

- Desirable Location
- In Need of Modernisation
- Sea Views
- 3 Double Bedrooms
- Garage
- Communal Gardens

4 Marmion Court, is a rarely available, first floor, three bedroom flat with stunning sea views and garage, located in the popular seaside town of North Berwick which offers a host of local amenities and has the benefit of excellent transport links into Edinburgh and the surrounding area.

Now in need of full modernisation the accommodation comprises; spacious hallway which leads to all rooms and has ample storage space, the generously proportioned, dual aspect living room offers huge potential to create an excellent living and entertaining space, kitchen with a range of base and wall mounted units, three double bedrooms all with fitted wardrobes, the family bathroom completes the accommodation. Outside there are well maintained, landscaped communal gardens. There is also a designated garage and ample visitor parking.



For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should not be used for a prospective purchase. Made with Verigo CSD2

Extras

All fitted Carpets & Light fittings are included in the sale price (the seller will not warrant their working order).

AS Anderson Strathern

Find out more

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Notes

Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. Offers should be faxed to 0131 270 7778 in the first instance. The Seller shall not be bound to accept the highest or any offer. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses.

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