

SIMPSON & MARWICK



**1 Milsey Court, School Road, North Berwick, East Lothian,
EH39 4LQ**



2

1

1

EPC: C (75)
Council Tax - D

Main door ground floor apartment just moments from the beach.



- Beautifully presented two-bedroom main door apartment
- Ground floor accommodation
- Excellent move-in condition
- Private front garden with sunny decked seating area
- Bright sitting room overlooking the garden
- Modern shaker-style kitchen with integrated appliances
- Two generous double bedrooms
- Excellent built-in storage
- Modern bathroom
- Communal drying green to the rear
- Residents' parking permit available
- Quiet central location, moments from the beach and High Street

Just a stone's throw from North Berwick's beautiful beach and vibrant High Street, 1 Milsey Court is a beautifully presented two-bedroom main door ground floor apartment with the added benefit of its own private front garden. Offering bright, well-proportioned accommodation in excellent move-in condition, this delightful home enjoys a peaceful setting while being within moments of everything the town has to offer.

A sheltered entrance porch welcomes you into the property, leading to a spacious hallway with excellent built-in storage. The bright sitting room overlooks the private front garden, creating a welcoming space to relax and unwind, while also benefiting from a useful built-in storage cupboard. Adjacent to the sitting room, the well-appointed kitchen is fitted with modern shaker-style cabinetry, an excellent range of integrated appliances, and ample worktop space. Both bedrooms are generous doubles, with the principal bedroom benefiting from fitted storage, while each enjoys a peaceful outlook to the rear of the property. A modern bathroom completes the internal accommodation.

Externally, the private front garden provides a wonderful place to enjoy the sunshine, with a decked seating area surrounded by mature plants and shrubs, creating an attractive and peaceful outdoor space. To the rear, residents also have access to a communal drying green. On-street parking is readily available, with residents' permits available for approximately £40 per annum.

Offering the rare combination of a peaceful setting, private outdoor space, and an enviable location just moments from the beach and the heart of North Berwick, 1 Milsey Court will appeal to a wide range of buyers. Whether you're looking for the convenience of ground floor living, a low-maintenance home to downsize to, a coastal bolt hole, a first home, or an investment opportunity, this charming apartment is ready to enjoy.

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 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 spa club is situated at the Marine Hotel. The town provides excellent local primary schooling and the well-regarded North Berwick High school. Private schooling is 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.

Fixtures and Fittings

All fitted floor coverings, blinds, curtains, light fittings, integrated hob, oven, fridge/freezer, cooker hood, dishwasher, and freestanding washing machine, are included in the sale.

Viewing Details

By appointment contact Simpson & Marwick

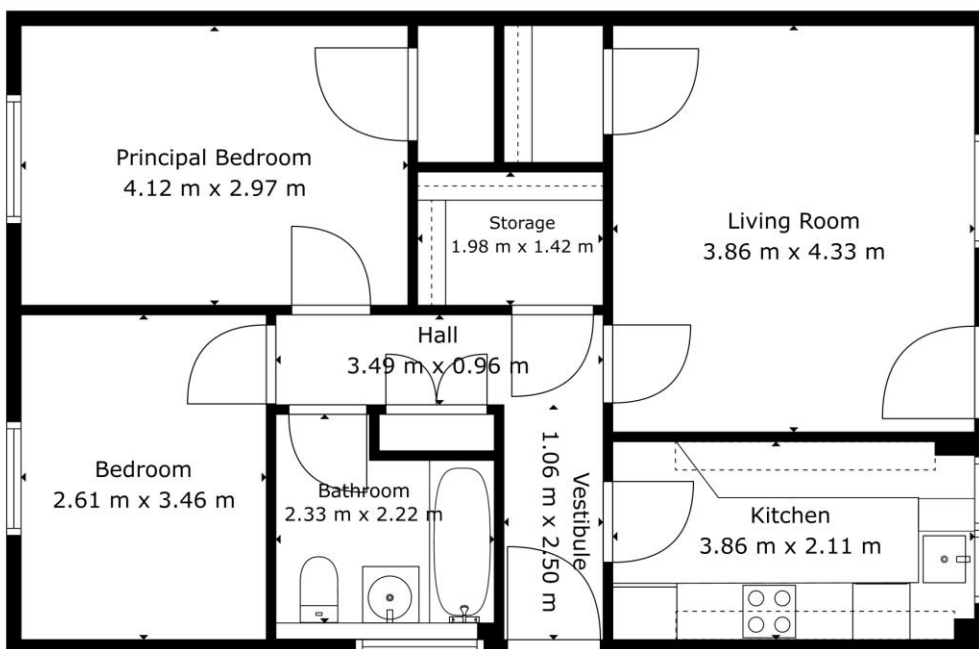


SIMPSON & MARWICK

1 Milsey Court, School Road,
North Berwick, East Lothian, EH39 4LQ

Approx. Gross Internal Area:
710.418 Sq Ft (66 Sq M)

For Identification purposes only. Not to scale.



Simpson and Marwick

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

T: 01620892000
E: viewings@simpsonmarwick.com

www.simpsonmarwick.com

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		