



54 CRAIGLEITH AVENUE

North Berwick, East Lothian, EH39 4EL



1

Public Room



3

Bedroom



1

Bathroom

54 CRAIGLEITH AVENUE

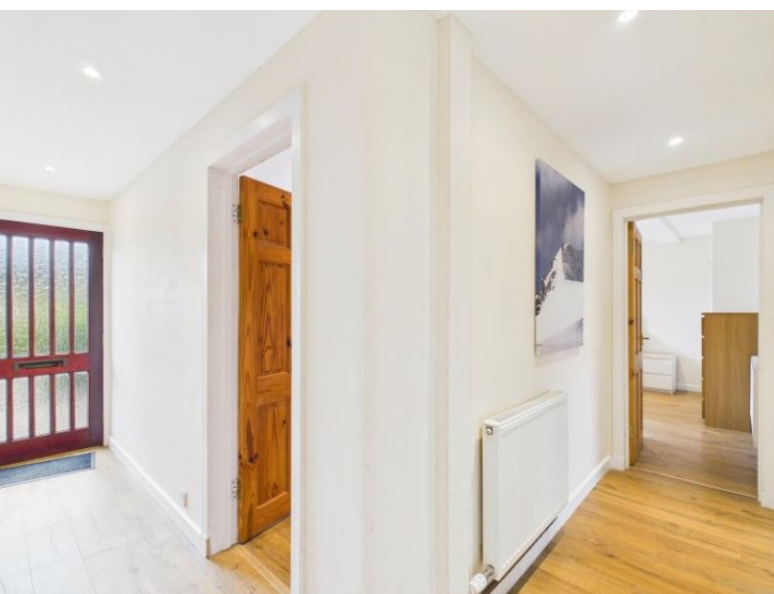
Enjoying an enviable position in the sought-after coastal town of North Berwick, 54 Craigleith Avenue is an appealing three-bedroom ground-floor flat offering spacious, versatile accommodation within an established development. Ideally placed for the town's stunning beaches, picturesque harbour, independent shops, cafés and excellent leisure facilities, the property provides an excellent base for enjoying the East Lothian coastline. A private entrance opens into a welcoming hallway with storage, leading to a generous open-plan living and dining room with fireplace, alongside a modern fitted kitchen with ample dining space. Three well-proportioned double bedrooms with wardrobes and a bathroom complete the accommodation. There is also private gardens, a shed and on-street parking. Extras: All fitted floor and window coverings, light fittings and appliances are included in the sale.

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HERE**

TO TAKE A VIRTUAL
TOUR OF THE
PROPERTY



RECEPTION ROOMS & LIVING SPACE





FEATURES

- Three-bedroom ground-floor flat in North Berwick
- Part of an established development
- Private main entrance
- Entrance hall with storage
- Spacious open-plan living/dining room with fireplace
- Modern fitted kitchen with ample dining space
- Three good-sized double bedrooms with wardrobes
- Bathroom with overhead shower
- Private gardens to the front and rear
- Private shed for storage
- Unrestricted on-street parking







THE BEDROOMS
& BATHROOMS



NORTH BERWICK, EAST LoTHIAN

North Berwick is one of Scotland's most desirable seaside resorts, with its coastline forming a significant stretch of the John Muir Way. It showcases stunning scenery in both directions, with long sandy beaches and the striking volcanic island of Bass Rock, approached via boat tours that allow visitors to observe its rich wildlife up close. The town centre is home to a wealth of independent shops, boutiques, and galleries, along with a family-run butcher, a delicatessen specialising in local produce, an independent wine merchant, grocers, bakers, banks, coffee houses, restaurants, florists, and chemists. Dining options range from an award-winning seafood restaurant to a top-rated takeaway serving classic fish and chips, complemented by the convenience of two large supermarkets. The surrounding area has plenty to offer for active lifestyles, with scenic walks, cycling routes, and a well-equipped sports centre featuring a swimming pool, fitness classes, and a gym. Golf enthusiasts are spoiled for choice, with several outstanding courses nearby, including The Glen and North Berwick Golf Club. North Berwick is also renowned for its excellent schools, with North Berwick High School ranking highly on several prestigious national lists. Law Primary School sits conveniently beside it, creating a cohesive local education hub. For commuters, North Berwick train station provides regular direct services to Edinburgh, with a journey time of just over half an hour. The town is also well served by frequent bus connections to the capital.



VIEWING BY APPOINTMENT ONLY
WITH GILSON GRAY ON 01620 893 481

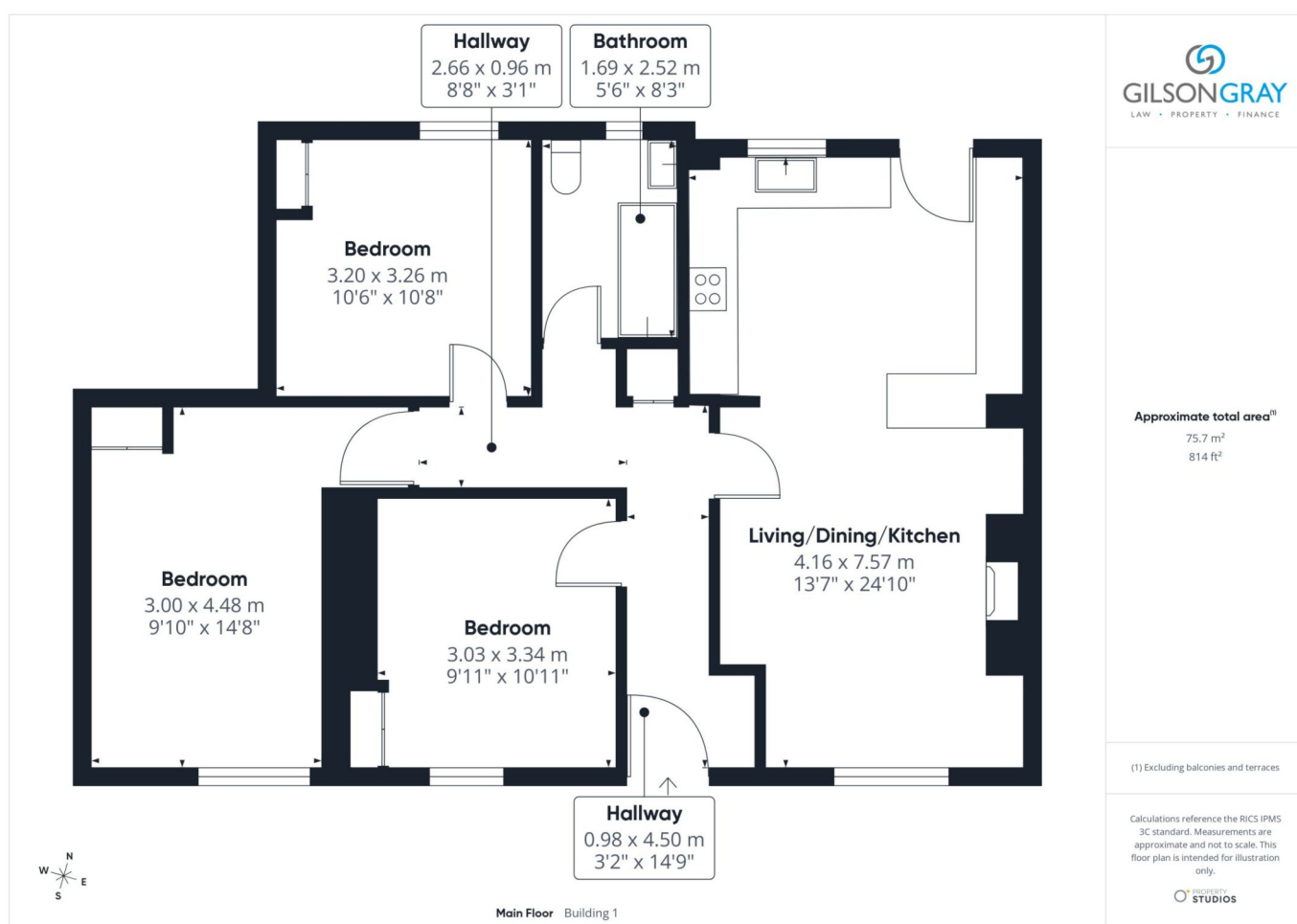
EPC
RATING

C

COUNCIL
TAX BAND

C

FLOORPLAN



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