



7 Glasclune Court,
North Berwick, EH39 4RD



A spacious three bedroom ground floor flat, with garage, in the popular coastal town of North Berwick

 3 Bed  2 Bath  1 Reception

A spacious three bedroom ground floor flat, with garage, in the popular coastal town of North Berwick. The property benefits from gas central heating, double glazing and attractive and well-maintained communal gardens. The property is situated in a quiet and well-established development to the east of the town centre and close the Glen Golf Course and to the beach. The building is accessed via a secure entry-phone system into a well-maintained communal hallway. To the front is the bright and well-proportioned sitting and dining room, off which is a balcony accessed via glazed sliding doors. Also to the front is the well-equipped kitchen containing an electric oven and hob, fridge, freezer, washing machine, tumble dryer and an integrated microwave. Quietly positioned to the rear are the three bedrooms with the principal bedroom benefitting from an en-suite shower room. Off the hallway is the bathroom as well as two store cupboards. The building is factored by Hacking & Patterson with annual fees of approximately £1000 including buildings insurance. The garage is in the block opposite and is the second garage from the left.

“Please note that no warranty will be given for the systems and appliances – they are sold as seen”

Features

- Ground floor flat
- Quietly positioned in North Berwick
- Spacious sitting and dining room
- Well-equipped kitchen
- Principal bedroom with en-suite
- Two further bedrooms
- Family bathroom
- Garage and residents parking
- Well-maintained communal gardens
- Gas central heating
- Double glazing
- Factored by Hacking & Patterson - £1000 per annum
- EPC Rating C

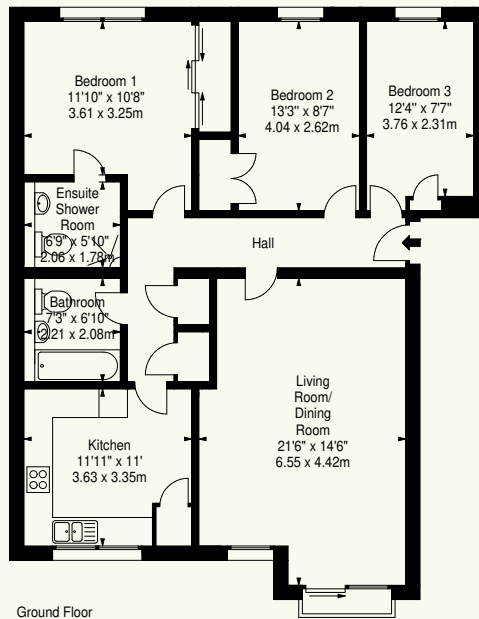
Offers Over £340,000

Glasclune Court,
North Berwick,
East Lothian, EH39 4RD



SquareFoot

Approx. Gross Internal Area
1066 Sq Ft - 99.03 Sq M
For identification only. Not to scale.
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North Berwick lies approximately 24 miles east of Edinburgh with an excellent commuter train service and easy access to the A1. There are two beaches, a charming harbour and fine links golf courses. The area is favoured by those who may work in Edinburgh but appreciate the tranquillity of living in a well settled community on the East Lothian coast. The local schools, which are of high academic reputation, bustling High Street, sports centre with swimming pool and the Scottish Seabird Centre, make North Berwick one of East Lothian's most popular residential areas to live.

FOR VIEWING:

By appointment only

Contact Lindsay's on:

☎ 0131 229 4040

✉ edinburghproperty@lindsays.co.uk

🌐 property.lindsays.co.uk

Prospective purchasers are requested to note formal interest with Lindsay's as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate. These Particulars are intended to give a fair and overall description of the Property. Nothing in these Particulars shall be deemed to be a statement as to the structural condition of the Property, nor the working order of any services and appliances. It should be specifically noted that no warranty will be given relative to planning and building documentation or structural condition of the Property. No warranty will be given as to the ownership of moveable items. The Property is being sold as seen.