

COULTERS[©]

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6 GLEN HOUSE, 1 TANTALLON TERRACE

NORTH BERWICK, EAST LoTHIAN, EH39 4LE

2 BED

1 BATH

1 PUBLIC



TAKE A LOOK INSIDE

Forming part of a handsome building situated in the highly desirable seaside town of North Berwick, 6 Glen House is a delightful two bedroom top floor flat, peacefully located with the beach on the doorstep and within easy walking distance of an excellent range of local amenities, the schools and the train station.

The property offers bright, beautifully presented accommodation, in excellent order throughout, with the added benefit of stunning panoramic sea views across the Firth of Forth to the front and an open outlook to The Law to the rear.

KEY FEATURES



Superb, well proportioned top floor flat



Two double bedrooms with good storage



Stunning sea views across the Firth of the Forth to Fife



A few steps to the beach and excellent local amenities



On street parking available



Ideal as a permanent residence or a holiday home



EPC Rating - D



Council Tax Band - E





The well proportioned accommodation, which is accessed via a shared entrance hall, comprises a contemporary open plan sitting room/dining room/kitchen with all appliances, ample room for a dining table and a window seat offering lovely open sea views; two double bedrooms with good storage; and a shower room.

Heating and hot water are provided by gas central heating and parking is available on street.



THE LOCAL AREA

North Berwick is a coastal town in East Lothian within easy commuting distance of Edinburgh. It has regularly been named as the best place to live in Scotland with a good range of shops, a beautiful beach and many bars and restaurants.

The bustling high street has a wide selection of retailers 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.

EXTRAS

All fitted carpets, fitted floor coverings, curtains, blinds, light fittings, the electric hob, double oven, fridge/freezer, dishwasher and washer dryer are included in the sale price.

HOME REPORT VALUATION: £400,000



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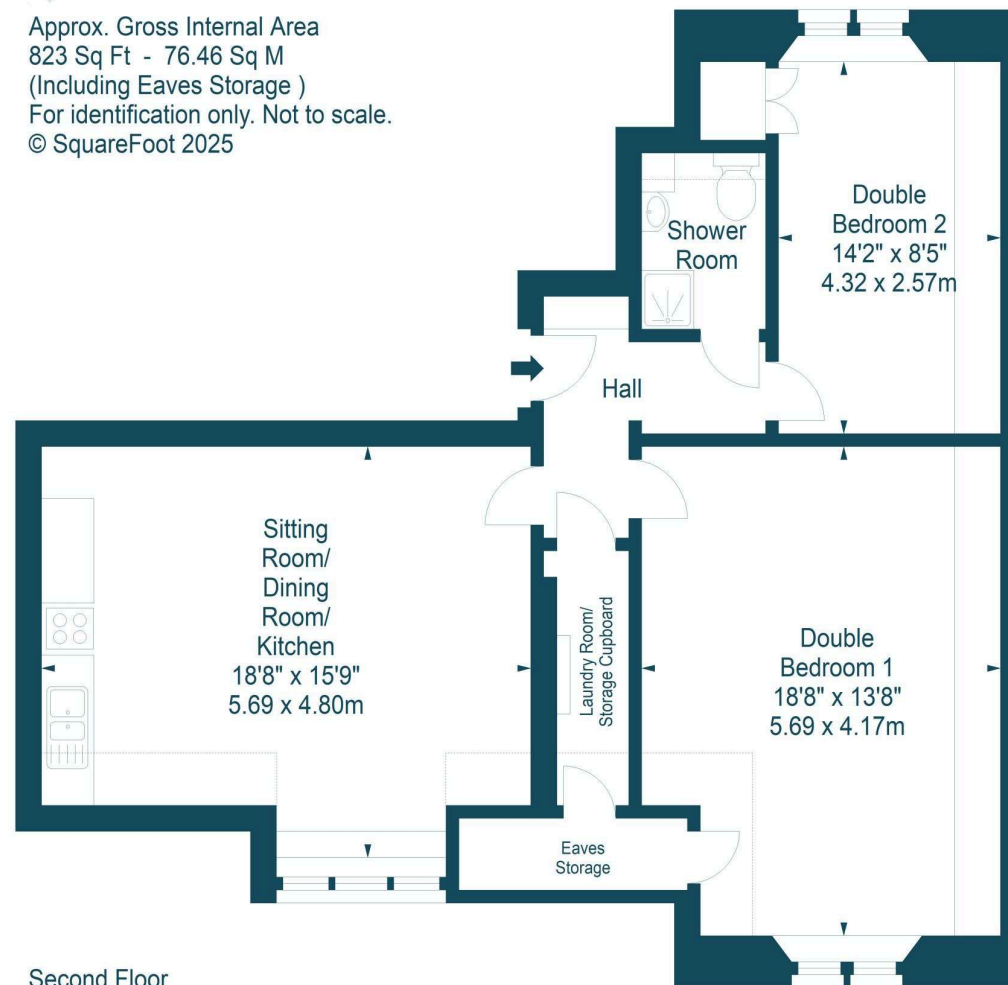


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Tantallon Terrace,
North Berwick,
East Lothian, EH39 4LE



Approx. Gross Internal Area
823 Sq Ft - 76.46 Sq M
(Including Eaves Storage)
For identification only. Not to scale.
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Second Floor

LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.