



SIMPSON & MARWICK

2 LAMB COURT, DIRLETON AVENUE, NORTH BERWICK, EAST LoTHIAN, EH39 4BH

EPC C



2 Lamb Court forms part of a small, quiet development of just six purpose-built apartments, set within extensive and beautifully maintained garden grounds.

This well-presented ground-floor home offers comfortable accommodation, a private outdoor space and the convenience of residents' and visitors' parking.

Accessed via a secure main door with entry phone system, the apartment opens into a welcoming hallway with two useful storage cupboards.

The lounge is a bright and inviting space, with patio doors leading directly onto a small south-facing terrace, providing a lovely spot to enjoy the sunshine.

The kitchen is fitted with a range of wall and floor storage units and incorporates a good-sized dining area, creating a practical space for everyday meals. There are two double bedrooms, both enjoying

pleasant views over the gardens to the rear. A shower room completes the accommodation, fitted with a tiled shower cubicle, wash hand basin and WC. Further benefits include gas central heating and

double glazing throughout. The apartment also has access to a storage cupboard in the communal hallway. Ample residents' and visitors' parking is available within the development.



Offering well-proportioned accommodation in a peaceful setting, 2 Lamb Court presents an appealing opportunity to enjoy life in the popular coastal town of North Berwick, with its

excellent amenities, sporting facilities and convenient transport links to Edinburgh with the train station being only a 9 minute walk away.





LOCATION

North Berwick is one of East Lothian's most sought-after coastal towns, within easy commuting distance of Edinburgh. Its bustling high street offers a wide range of shops and restaurants, with Tesco and Aldi supermarkets nearby. Sporting facilities include two golf courses, a yacht club, tennis courts, rugby club, swimming pool and sports centre. The town offers primary schooling and the well-regarded North Berwick High School, with

private options available across East Lothian and Edinburgh. Beautiful coastal and inland walks are plentiful, while Edinburgh can be reached by car in around 45 minutes or by train in approximately 30 minutes. Extensive bus services also operate locally.



Fixtures and Fittings

All fitted floor coverings, blinds, curtains, light fittings, integrated hob extractor hood, dishwasher, freestanding fridge/freezer, cooker and washing machine are

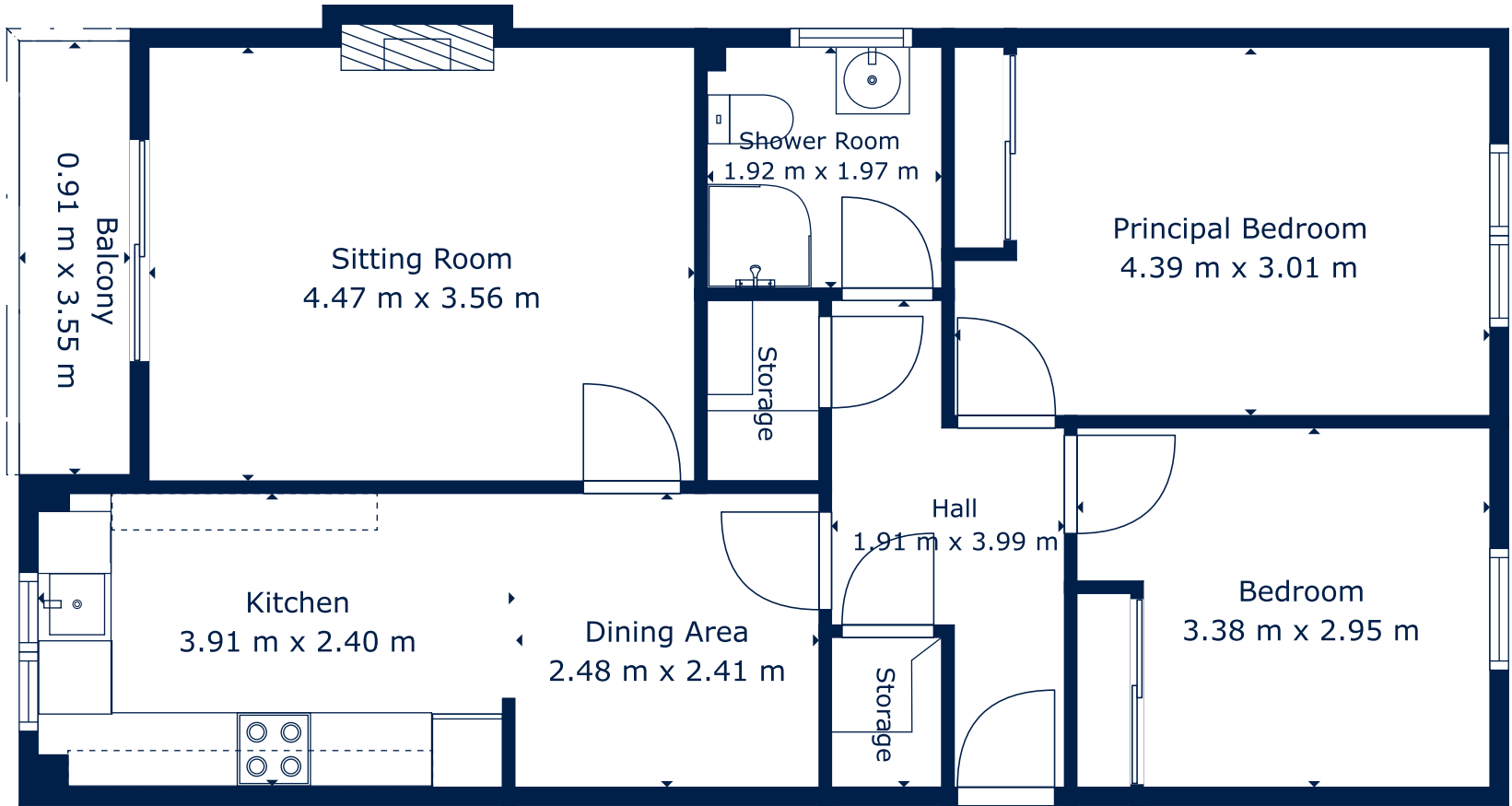
included in the sale.

Some images have been virtually staged

Viewing Details

By appointment contact Simpson & Marwick.





For Identification purposes only.
Not to scale.

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0131 581 5700

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01620 892000

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01224 606210